

Comlifoot Villa
Halkirk

Offers Over £250,000

Yvonne Fitzgerald PROPERTIES

01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4 BEDS | 2 BATH | 2 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this impressive detached period house in the village of Halkirk. Offering spacious accommodation over two floors, the property retains a wealth of original features, including ornate cornicing, deep skirting boards, pitch pine doors and a striking late Victorian staircase.

The property is entered through a welcoming vestibule with original floor tiles and ornate coving, leading into a grand hall centred around an impressive wooden staircase. The spacious lounge features a bay window, an attractive wooden fireplace and open coal fire, while the generous drawing room boasts a dark marble fireplace, sash and case windows and original wooden shutters. The separate dining room benefits from dual-aspect windows, wooden wall panelling and useful storage cupboards.

The kitchen requires complete refurbishment, providing an opportunity for the purchaser to create a space to suit their needs. A separate utility room, ground-floor WC and rear hall complete the ground-floor accommodation.

On the first floor, four well-proportioned bedrooms provide ample accommodation. The principal bedroom features dual-aspect windows, a decorative fireplace and storage cupboard, while bedroom two also benefits from dual-aspect windows. Bedroom four includes original wooden floorboards and a walk-in cupboard. The bathroom requires upgrading, offering further scope for modernisation.

Externally, generous garden grounds extend to the front, side and rear. The property also benefits from a large garage with space for multiple vehicles, two workshops and additional storage sheds. A further highlight is the detached stone-built coach house with a slate roof, offering exciting potential for renovation. Subject to the necessary consents, this could potentially be converted into additional accommodation, such as a granny annexe or one-bedroom cottage.

Extra **Information**

Services

School Catchment Area is
Halkirk Primary School / Thurso High School

EPC

F

Council Tax Band

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

Key Features

- Impressive detached period house in Halkirk
- Spacious accommodation over two floors
- Wealth of original period features
- Generous garden grounds to the front, side and rear with outbuildings
- Detached stone-built coach house with conversion potential, subject to consents



Property
Photos









Property
Photos









Property
Photos









Property **Photos**









Property
Photos



Property **Dimensions**

Vestibule 2.66m x 2.66m

Accessed via a hardwood door the vestibule benefits from lovely ornate coving and original floor tiles. A large glazed door with triple panels and etched glass in the centre gives access to the grand hall.

Grand Hall 5.44m x 2.84m

This bright and spacious hallway has a stunning wooden stairwell with cornicing to the ceiling and a feature arch. Original pitch pine doors give access to the lounge, drawing room and dining room.

Lounge 5.12m x 5.89m

This spacious lounge features an attractive wooden fire with tiled surround and an open coal fire. There is a large feature bay window to the front elevation with a smaller window to the side allowing this to be a bright room. There is a wooden recessed shelving area and the room boasts period features such as the ornate cornicing and deep skirting boards. A carpet has been laid to the floor and there is a drop-down central ceiling light fitting along with a central heating radiator.

Drawing Room 4.50m x 6.12m

This generous room benefits from a large bay window with sash and case windows and original wooden shutters. There is a stunning fireplace with a dark marble fire surround, an open coal fire and a large cupboard for storage. Another window faces the side elevation making this a light and airy room. There is ornate coving, deep skirtings and a three-arm light fitting.

Dining Room 4.14m x 4.27m

The dining room is of good proportions and has three generous storage cupboards as well as dual aspect windows. Wooden panelling has been fitted to the walls at half height, there is a fluorescent light fitting, two central heating radiators, a wall mounted electric fire and power points. Doors give access to the rear hall and kitchen.

Rear Hall 3.26m x 1.02m

Accessed from the dining room the rear hall benefits from vinyl flooring, a pendant light fitting and a storage cupboard. A hardwood door leads outside.

Kitchen 2.86m x 2.16m

The kitchen although needing a complete refurbishment has plenty to offer the prospective buyer. There is a base unit with stainless steel sink and a window facing the rear elevation. Doors lead to a WC and utility room.

W.C 2.20m x 1.33m

This room has a WC, water and power as well as a window which faces the side elevation.

Property **Dimensions**

Utility Room 2.42m x 2.55m

With dual aspect windows this bright room has power and water. There is a pendant light fitting, wall mounted cupboards and a door gives access to the outside.

Stairs & Landing 2.87m x 4.26m

A striking original late Victorian pine staircase with a half turn is the centerpiece of the grand hall. The warm timber features ornate turned balusters and substantial newel posts adorned with decorative hand carvings and finials. There is a new UPVC window at the half turn landing and access to the bathroom. The first-floor landing is spacious and has a window that faces the front elevation as well as coving, two doors lead to bedroom one and two and an archway leads through to bedroom three and four.

Bathroom 1.86m x 2.83m

This room although in need of an upgrade gives the buyer a blank canvas. There is a freestanding bath, water supply and a window faces the side elevation.

Bedroom One 4.71m x 4.82m

The spacious bedroom features an attractive white painted fireplace and dual aspect windows. The room benefits from a storage cupboard, coving, a pendant light fitting, a central heating radiator and deep skirtings.

Bedroom Two 4.51m x 3.90m

A front facing room which features dual aspect windows facing the front and side elevation making it light and airy. There is coving, a pendant light fitting, a central heating radiator and a rug has been laid to the floor.

Bedroom Three 4.13m x 3.75m

This generous room has a window which faces the side elevation, coving, a pendant light fitting and a central heating radiator.

Bedroom Four 3.24m x 3.71m

Bedroom four has a window that faces the rear elevation, original wooden floor boards, a pendant light fitting and a walk-in cupboard with hanging and shelf space.

Coach House

The property also benefits from a detached stone-built coach house with a slate roof, offering an exciting opportunity for renovation. Subject to the necessary consents, the building could potentially be converted into a granny annex or a one-bedroom cottage, providing additional accommodation or an opportunity for a letting property.

Property **Dimensions**

Garden & Grounds

Externally the main garden extends to the front, side and rear. There is a large garage with space for multiple vehicles, as well as two workshops and further storage sheds.



Property
Location

The village of Halkirk has a local shop, butchers and a hotel, Halkirk is situated a short drive from the Town of Thurso which is the most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants.







Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent
communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography



Yvonne Fitzgerald PROPERTIES

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.