



South Weydale Cottage, Weydale

Offers Over £310,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

6 BEDS | 4 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this exceptional family home on the outskirts of Thurso. This executive property been finished to the highest of standards and features vaulted ceilings, exposed stone walls as well as Caithness flagstone window cills.

Architecturally designed, this unique home offers accommodation at its best over three separate buildings with panoramic views over the scenic countryside.

In the main building the stylish accommodation comprises of a stunning lounge which has exposed stone walls, vaulted ceilings as well as a cosy stove fire with Caithness flagstone flooring and a built-in projector tv. There is a superb Ashley Ann kitchen which has been designed to maximise space and has good quality integral appliances as well as an island with corian worktops. The kitchen also has excellent space for a table and chairs. Located off the kitchen is an immaculately presented boot room which is of good proportions as well as a tasteful WC.

To the rear of the main building is an annex which has been beautifully renovated and has four double bedrooms, one of which has an en suite shower room. The stunning main bathroom features a porthole window. A sunroom offers panoramic views over the countryside and is the ideal place to watch wildlife roam the grounds. A further two bedrooms with a Jack n Jill shower room, has its own separate access and completes the living accommodation. This annex could quite easily be joined to the main building to make one superb home.

There is a third outbuilding which is of good proportions. Currently used as a utility room, this stone-built building features a Belfast sink with Caithness flagstone worktops and has excellent storage space. Services have been installed for a washing machine and tumble dryer and there is also a clothes pulley.

Externally this wonderful home benefits from a garage and large courtyard to the front with plenty of parking available. The garden grounds are well maintained and laid to lawn with hedging and trees. The Big Green Egg BBQ is also included with the sale.

This home would make an excellent investment property with its six bedrooms being ideal for letting out or superb family home.



Extra Information

Services

School Catchment Area is Mount Pleasant Primary School / Thurso High School

EPC

E

Council Tax Band

C

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Detached Property**
- **Panoramic Countryside Views**
- **Spacious Lounge with Vaulted Ceiling**
- **Stylish Ashley Ann Kitchen with Island**
- **Garage & Ample Off-Road Parking**
- **Generous Gardens with Mature Planting**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Lounge 9.83m x 4.63m

This stunning room features a vaulted ceiling with exposed wooden beams and Caithness flagstone has been laid to the floor. There is built-in lighting, a projector TV screen and dual aspect windows. A focal point within this wonderful room is the stove fire. There are numerous power points, and a beautiful bespoke slate and wood dining table is also included in the sale. A fully glazed door leads to the courtyard garden, and a further oak door opens into the stylish kitchen.

Utility / Boot Room 4.08m x 4.52m

This L-shaped room is of generous proportions and has plasterboarded walls, as well as a feature exposed stone wall. There is a vaulted ceiling, two windows face to the front elevation, and Caithness flagstone has been laid to the floor. Also, there is a drop-down light fitting as well as wall lights. A door gives access to the WC.

Vestibule 2.33m x 1.98m

Accessed via a partially glazed UPVC door, this room has dual aspect windows, coving and a tiled floor. This room also benefits from a flush light fitting, a built-in storage box and wall-mounted coat hooks. A glazed door leads to the inner hall.

Sun Room 4.70m x 2.23m

This bright room offers panoramic views over the countryside. The walls and ceiling are pine clad; there is a flush light fitting and double sockets. A carpet has been laid to the floor and French patio doors give access to the generous, low-maintenance garden.

Kitchen 6.30m x 4.62m

The stunning Ashley Ann kitchen has good-quality base and wall units with Corian worktops. There are three drop-down light fittings and lights also have been installed under the wall units. There is a Belfast stainless-steel sink as well as an integrated double oven. An island houses an induction hob with an extractor, as well as providing further useful storage. Ample double power points can also be found throughout. Caithness flagstones have been laid to the floor. This room also benefits from a feature arch window, as well as a further window below. A door to the side elevation leads to the utility room, and fully glazed French patio doors offer access to the front garden.

WC 2.29m x 1.25m

This room has a feature stone wall and boasts a basin and WC. Caithness flagstone has been laid to the floor. There is also a drop-down light fitting.

Inner Hall 5.28m x 1.31m and 7.36m x 0.94m

This L-shaped hallway is of good proportions and benefits from two central heating radiators, coving and a fitted carpet. There are four chrome light fittings, double sockets and a hatch that gives access to the loft void. An oak door leads to four beautifully presented bedrooms and bathroom. Two further doors allow access to the vestibule and sun room.

Master bedroom 4.73m x 3.56m

This fabulous room has a oak shelf with an integrated mirror and light above. There is a pendant light fitting, coving and neutral fitted carpet. A window faces the front elevation whilst four glazed panels create a feature within the room. There is a central heating radiator, a telephone connection point and double sockets. A door gives access to the en-suite shower room.

Property Dimensions

En-suite 2.21m x 1.19m

This room has wooden panelling to half height and benefits from a pedestal basin and a corner WC. There is a generous recessed shower cubicle, a flush light fitting and an extractor fan. Tiles have been laid to the floor and glazed panels let daylight flood through.

Bathroom 2.55m x 2.14m

Immaculately presented, this room features a porthole window and benefits from a bath and WC. The basin has been built into a vanity unit, and ceramic tiles have been laid to the floor. A further window with blinds faces the front elevation. There is also an illuminated mirror, ceiling downlights, an extractor fan, and a full-height wall-mounted radiator.

Bedroom Four 3.08m x 3.56m

Neutrally decorated, this spacious room benefits from a fitted carpet and has a large window to the rear elevation. There is coving, a central heating radiator, a pendant light fitting and double sockets. A hatch gives access to the loft void.

Jack-n-Jill 0.99m x 3.19m

This spacious shower room is equipped with a wall-mounted basin and WC. There is a recessed shower with a bi-folding door. A carpet has been laid to the floor, there is an extractor fan as well as ceiling downlighters.

Bedroom Two 4.78m x 3.23m

This bedroom has three windows to the front elevation, providing plenty of daylight as well as beautiful views of the countryside. A further full-height window faces to the side elevation. There is a built-in cupboard, a central heating radiator and double sockets. A carpet has been laid to the floor and there is also a drop-down light fitting.

Bedroom Three 3.55m x 3.36m

This room features built-in wardrobes with hanging and shelf space. The walls have been painted in pastel tones and a carpet has been laid to the floor. There is coving, double sockets, and a central heating radiator. A window facing the rear elevation allows natural daylight to flood through.

X99 Annex

Bedroom Five 3.19m x 2.05m

This bright room has painted walls and exposed beams as well as wall lights. There is a porthole window as well as double sockets. A sliding oak door leads to the Jack-n-Jill bathroom and French patio doors give access to the front garden.

Bedroom Six 3.2m x 3.54m

Impeccably styled and presented in neutral colours with a carpeted floor, this bright room features exposed beams as well as a built-in workstation. There are wall lights, double sockets and a wall-mounted electric heater. French patio doors allow plenty of daylight and provide access to the front garden and a wooden painted door opens into the Jack-n-Jill.

Property Dimensions

The Rod Room 3.57m x 5.06m

This exceptional stone building features exposed ceiling beams and a flagstone floor as well as Caithness flagstone worktops. There is a Belfast sink, space for a washing machine and a tumble dryer as well as built-in shelving. This room also benefits from four Velux windows, a clothes pulley, wall-mounted shelving, wall lights, and double sockets. Two double-glazed doors flood this fabulous room with daylight and give access to the courtyard.

Garage & Garden

The garage has light and power and houses the central heating boiler. There is a stone-built store, which incorporates the oil tank.

Within the garden there is the Rod Room, which is used for storage as well as the laundry room. The Courtyard Garden is laid to stone chippings and offers ample parking. The main garden is laid to lawn and boasts many varieties of plants and hedging.

THURSO

Property Location

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. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



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