



Loch of Mey House, Scarfskerry

Offers Over £300,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this exceptional one-and-a-half storey detached family home, occupying a stunning rural setting with breathtaking panoramic views towards Orkney. Offering spacious and versatile accommodation throughout, this beautifully presented home is ideal for those seeking a peaceful lifestyle surrounded by spectacular countryside and coastal scenery.

The welcoming vestibule opens into a bright central hallway, leading to a generous dual aspect lounge where a feature woodburning stove set on a flagstone hearth creates a warm and inviting focal point. Glazed doors open into the magnificent sunroom, where a vaulted ceiling and triple aspect windows frame the outstanding views, making it the perfect place to relax and enjoy the surrounding landscape.

The heart of the home is the impressive kitchen and family room, a superb space designed for modern living. Fitted with quality walnut units, integrated appliances and a breakfast bar perfectly positioned to make the most of the panoramic outlook towards Orkney, this room also benefits from sliding doors opening directly onto the garden. A practical utility room provides additional storage and workspace, while a ground floor shower room and a versatile study, ideal as a home office or occasional fourth bedroom, complete the lower level.

Upstairs, the property offers three beautifully presented double bedrooms, including a spacious master bedroom with dual aspect windows and wonderful rural views. A second shower room serves the first floor, providing added convenience.

Externally, the property benefits from de-crofted garden grounds extending to approximately 0.41 acres, which are mainly laid to lawn and enjoy uninterrupted views across the surrounding countryside. Further enhancing the appeal is a traditional ruinous stone cottage, currently housing a timber shed, which offers an abundance of character and exciting future potential, subject to the necessary consents. In addition, approximately 1.89 acres of tenanted croft land are included with the property. The croft is registered under Croft Number C0161, and a copy of the boundary plan is available from our office upon request.



Extra Information

Services

School Catchment Area is - Crossroads Primary, Thurso High School

EPC

EPC C

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Exceptional one-and-a-half storey detached family home**
- **Stunning rural location with panoramic views towards Orkney**
- **Spacious and versatile accommodation over two levels**
- **Generous lawned garden with breathtaking countryside and coastal views**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 2.23m x 1.74m

Accessed through a UPVC partially glazed door, the vestibule has neutrally painted walls and the floor has been tiled. There is a pendant light fitting and wall mounted coat hooks. A glass panel door gives access to the bright inner hall.

Lounge 7.18m x 3.81m

The generous lounge boasts dual aspect windows which let plenty of natural day-light flood through. A focal point within the room is the woodburning stove which sits on a flagstone hearth. The floor has been laid with oak wood, there are two central heating radiators and two pendant light fittings. Glazed double doors open up into the sunroom.

Kitchen/Family Room 3.52m x 7.30m

This splendid room boasts fabulous views towards Orkney. The walls have been painted in a neutral colour which compliments the floor tiles and kitchen units. The kitchen benefits from walnut base units, wall and full height units with an integral hob with chimney extractor, oven, fridge and dishwasher. A useful breakfast bar has been ideally placed to enjoy the scenic views. There are three pendant light fittings and a central heating radiator. A doorway gives access to the utility room and double sliding doors open into the garden grounds.

Shower Room 2.90 x 1.84m

A neutrally decorated room which has floor tiles, a central heating radiator, extractor fan and a pendant light fitting. There is a quadrant shower as well as a white w.c and pedestal sink with a wall mounted mirror and shaving point. A window faces the front elevation.

Inner Hall 3.26m x 1.97m (Longest & Widest)

The bright hallway is of good proportions. The walls have been painted in a neutral colour and a carpet has been laid to the floor. There is a smoke detector, a pendant light fitting and a central heating radiator. An understairs cupboard provides storage. Doors lead to the lounge, study, kitchen and bathroom. Stairs lead to the first floor.

Sunroom 2.93m x 3.59m

An exceptional room which has a superb vaulted ceiling with panoramic triple aspect views. Oak wooden flooring compliments the neutral décor and there is a drop down light fitting. The room also benefits from a central heating radiator and double power points.

Utility Room 2.41m x 2.51m

This splendid room boasts fabulous views towards Orkney. The walls have been painted in a neutral colour which compliments the floor tiles and kitchen units. The kitchen benefits from walnut base units, wall and full height units with an integral hob with chimney extractor, oven, fridge and dishwasher. A useful breakfast bar has been ideally placed to enjoy the scenic views. There are three pendant light fittings and a central heating radiator. A doorway gives access to the utility room and double sliding doors open into the garden grounds.

Study 2.88m x 1.84m

This well presented room has been neutrally decorated, there is a central heating radiator, pendant light fitting and double sockets. A window faces the front elevation.

Property Dimensions

Stairway 3.11m x 2.09m

A carpeted stairwell gives access to the first floor landing. There is a velux window facing the rear elevation, a smoke alarm and a pendant light fitting. A hatch leads up to the loft void and there is also a useful storage cupboard, doors give access to the shower room and three bedrooms.

Shower Room 1.65m x 3.14m

The shower room benefits from a shower quadrant as well a pedestal sink with shaving point and w.c. Neutrally decorated walls with ceramic floor tiles, central heating radiator, pendant light fitting and an extractor fan. There is a velux window lets in plenty natural light.

Bedroom Three 3.97m x 2.34m

This bright room has dual aspect windows and has been neutrally decorated and carpeted. There is a central heating radiator, pendant light fitting and double sockets.

Garden

The de-crofted garden grounds extend to approximately 0.41 acres and have been mainly laid to lawn, enjoying uninterrupted views across the surrounding countryside. Adding further appeal is a traditional ruinous stone cottage, which currently houses a timber shed and offers an abundance of character and future potential, subject to the necessary consents.

Bedroom One 3.54m x 4.79m

A large bright and spacious room which benefits from dual aspect windows. A low level storage area has been added and there is a central heating radiator, pendant light fitting and double sockets. Neutrally decorated and carpeted.

Bedroom Two 3.86m x 2.34m

This well presented room has been neutrally decorated and carpeted. There is a useful storage cupboard, a central heating radiator, pendant light fitting and double sockets. A window faces the side elevation.

Outbuilding 3.94m x 5.09m

The outbuilding comprises of a hall and two rooms which have power. There are fireplaces in each room as well as windows and flagstone floors.

Tenanted Croft Land

There is also approximately 1.89 acres of tenanted croft land also with this property. The croft is registered under Croft Number C0161, and a copy of the boundary plan can be provided by our office upon request.

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.



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





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.