



Naver, Bettyhill

Offers Over £205,000



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2 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful two bedroomed character home which is situated in an elevated position offering stunning views of the rural countryside. Minutes from two glorious beaches and The River Naver, famed for its fishing. With views from every aspect, this traditional stone and slate family home, with many original features, offers flexible and comfortable accommodation over two levels. With views from every aspect, this traditional stone and slate family home offers flexible and comfortable accommodation over two levels. There is a beautiful lounge which has a cosy stove fire and is tastefully decorated throughout. The generous open plan /family room is well proportioned and benefits from free standing appliances as well as a feature fireplace with a stove fire. A generous utility/boot room and stylish shower room complete the downstairs living accommodation.

Upstairs are two spacious bedrooms which have original pine lining throughout which add character to this charming home as well as a beautiful family bathroom.

Externally the property occupies a generous plot which is mainly laid to lawn with an enclosed gravel drive. There is a large shed/workshop which provides further storage for the home. The shed has a built-in power supply although this has to be connected from the main house.

This is an excellent opportunity for someone to purchase a character home in good decorative order. Viewing is essential to appreciate the size, location and condition that this wonderful home has to offer.

The property is located at the western edge of the village of Bettyhill. Bettyhill has a shop, cafes, swimming pool/ leisure centre, schools and hotels.

Bettyhill is a short drive from 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.



Extra Information

Services

School Catchment Area is - Farr Primary, Farr High School

EPC

EPC - F

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///timer.frame.vibrating

Key Features

- **Two Bedrooms**
- **Dining/Family Room**
- **Rural Location**
- **Stunning Views**



Property Photos



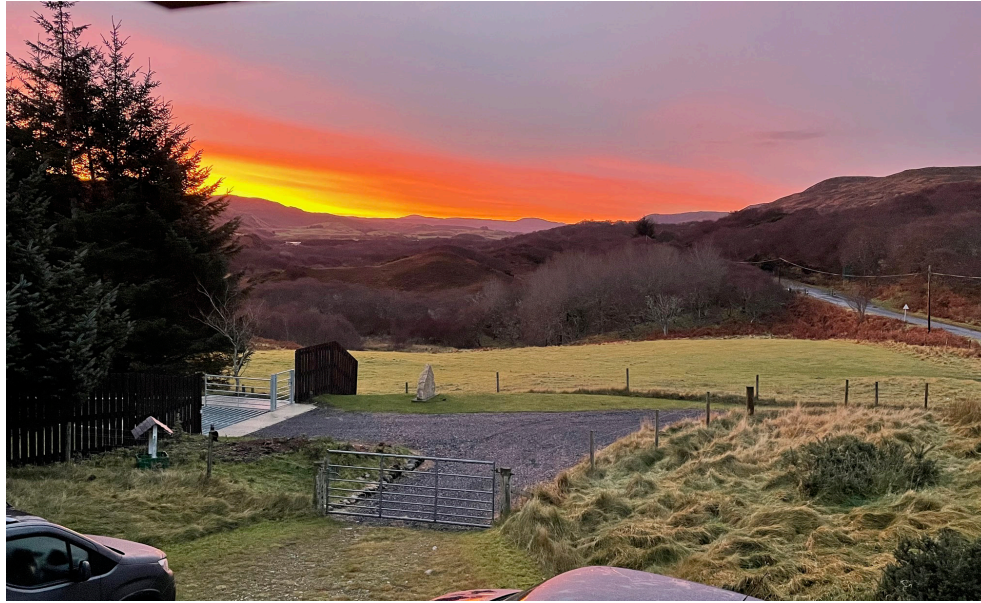
Property Photos



Property Photos



Property Photos



Property

Dimensions

Lounge 3.48m x 4.09m

The beautifully presented lounge is of good proportions and benefits from coving. The walls have been painted grey and a carpet has been laid to the floor. A focal point within the room is the attractive wooden fireplace with a cosy Charnwood stove fire which sits on a Caithness Flag hearth. A recessed alcove has both shelving and cupboard space. There is an industrial light fitting, ample power points, phone points as well as an electric panel heater. A window with a seat and dressed with curtains and blinds faces the front elevation.

Kitchen/Dining/Family room 2.66m x 1.86m & 4.08m x 3.54m

The stylish shaped room is of good proportions and benefits from dual aspect windows. There are white base units, a sink with drainer as well as a freestanding dishwasher, fridge and cooker. Above the cooker is an extractor hood. The walls have been partially tiled. There are wall mounted shelves, coving and driftwood light fittings. Oak laminate has been laid to the floor. This room also features a window seat and a multi-fuel Charnwood Stove which sits on a Caithness flag hearth. There is a phone point, power points and an electric panel heater. An oak beam adds character to this bright and welcoming room.

Boot Room 3.21m x 2.87m

This room is of good proportions and benefits from white base units with laminate worktops. There is a stainless-steel sink with drainer as well as a washing machine, tumble dryer and a fridge freezer. Ceramic tiles have been laid to the floor and a hatch gives access to the loft void. There is a wall mounted heater, shelving and a pendant light fitting. A hatch gives access to the loft void and a door gives access to the downstairs shower room.

Top Landing 2.23m x 3.07m

A carpeted stairwell leads to the first-floor landing where a velux window can be found to the front elevation. There is a smoke alarm and a pendant light fitting. A hatch gives access to the loft void and doors lead to the bathroom and two bedrooms.

Inner Hall 2.52m x 1.34m

The open hallway benefits original antique pine lined walls and oak laminate flooring. There is an understairs storage cupboard as well as a pendant light fitting, a smoke alarm and power points. traditional pine doors give access to the lounge and kitchen/dining/family room.

Rear Hall 1.18m x 1.41m

The rear hallway houses the newly installed electric meter. Ceramic tiles have been laid to the floor; there is a flush light fitting and wall mounted coat hooks. A door gives access to the boot room and another door leads out to the rear garden.

Shower room 1.54m x 1.32m

The beautifully presented shower room benefits from a wall mounted basin and WC. The shower quadrant has been fitted with wet-wall and benefits from a Mira Jump shower unit. There is a wall mounted heater as well as a mirror. An opaque window which has been fitted with a roller blind faces the side elevation.

Bedroom One 4.22m x 3.21m

This bright room has two sash 'n' case windows with blinds which face the front elevation. With plenty of character throughout this generous room also benefits from pine panelling. A carpet has been laid to the floor, there is a panel heater, ceiling lights and also double sockets. This bedroom also enjoys fabulous views and a small gable end window catches the evening sun.

Property

Dimensions

Bedroom Two 3.65m x 4.20m

This spacious room is full of character and charm and benefits from wooden wall panelling throughout. A carpet has been laid to the floor; there are dual aspect windows with blinds as well as a ceiling light. Storage can be found into the eaves as well as the attic. There is also a panel heater. There are superb views of the hills from this generous room.

Shed

There is a large wooden shed which has both sockets and lights, as well as built-in shelving and work bench. The shed is powered via an extension lead off the main house.

Bathroom 3.06m x 1.65m

The tastefully decorated bathroom benefits from a pedestal basin, WC and bath. Above the basin is a wall mounted cupboard, another cupboard provides storage and vinyl has been laid to the floor. A velux window faces the rear elevation.

Extra Information

The septic tank is outside the gate and was last emptied last year. There is a maintenance contract with Scottish Waiter. The access track is not owned by the house, but the house has a right away.

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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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.