



Farr, Bettyhill

Offers Over £280,000



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4 BEDS | 3 BATH | 3 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful bespoke home offering magnificent views in a quiet rural location. Situated in an elevated position with views towards Ben Loyal and Ben Hope, this attractive storey and a half family home offers flexible and comfortable accommodation over two levels. This wonderful home benefits from a beautiful sun room on the ground floor which has triple aspect views. There is a cosy lounge which features a wood burning stove which sits on a Caithness Flagstone hearth. This room is of good proportions and has steps that lead down from it into the superb family room. The family room boasts fabulous views from every aspect and is neutral in décor. It is a bright and welcoming reception room. Doors within the family room open up into the low maintenance gardens. The well-equipped white fitted kitchen benefits from a solid fuel Rayburn as well as an electric Leisure stove. The kitchen is open plan with the attractive dining room. Two double bedrooms, one of which is en suite and a Jack and Jill bathroom complete the downstairs living accommodation. Upstairs there is a stunning master -bedroom which has been thoughtfully designed as well as a shower room and fourth bedroom. Throughout the home there is excellent built in storage space as well as the bathrooms benefitting from underfloor heating. Externally the gardens to front and rear are mainly laid to lawn with an adjoining stone-built store. The front garden also has a feature dry stone dyke wall and benefits from a generous gravel drive which provides ample off-road parking. To the rear of the property there is a stone chipped seating area. Viewing is essential to appreciate the size, quality of finish and location that this superb home has to offer. The property is well located for the NC 500 and would be suitable for use as a Bed and Breakfast business or holiday letting.

Facilities in local village Bettyhill, include swimming pool with sauna/ jacuzzi, Post office/ general store, 2 Hotels, Restaurant/cafe/bar, Primary and secondary school, 2 beaches (Farr and Torrisdale), Fishing, Community Transport to Thurso, Community Hub, Village Hall. The village of Bettyhill is approx 1.5 Miles by road to Farr and is accessible via foot across Farr Bay(beach) approx 1mile. The village sits on the North Coast 500 and is 26 miles west of Thurso and 12 miles East of Tongue.

Thurso 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 - E

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///listings.probing.pats](https://www.what3words.com/#!/listings.probing.pats)

Key Features

- **Four Bedrooms**
- **En-Suite**
- **Jack 'n' Jill Bathroom**
- **Sun Room**
- **Stunning Views over Ben Hope & Ben Loyal**



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Sun Room 3.04m x 4.70m

Accessed via a two-panel glazed door this beautiful room boasts panoramic views and has triple aspect windows with blinds. Grey laminate has been laid to the floor; there are double sockets and a pendant light fitting. A door gives access to the kitchen and sliding doors lead into the lounge.

Family Room 5.81m x 3.98m

Boasting fabulous views from every aspect, this neutrally decorated room is of good proportions. There are two central heating radiators, double sockets and grey laminate flooring. Two doors give access to the low maintenance garden and four generous windows, which have been dressed with blinds, allow plenty of natural daylight flood through. There are sockets with built-in USB points and also a pendant light fitting. This is a bright and welcoming reception room.

Kitchen 2.40m x 4.78m

The fabulous kitchen benefits from a solid fuel Rayburn as well as an electric Leisure stove. This room is of good proportions and benefits from triple aspect windows with blinds. There are white base and wall units with solid wooden worktops. Grey laminate has been laid to the floor and a hatch gives access to the loft void. This room benefits from a fridge freezer, washing machine and dishwasher. The kitchen is open plan with the dining room and has a smoke alarm, central heating radiator and chrome light fitting. Double doors lead to the rear garden.

Bedroom One 3.33m x 2.98m

This beautiful room is rear facing and benefits from a built-in storage cupboard. The walls have been painted and oak laminate has been laid to the floor. There is a pendant light fitting, a Dimplex panel heater and also double sockets. Double glazed doors lead out to the low maintenance rear garden. A further door gives access to the Jack 'n' Jill bathroom.

Lounge 5.17m x 3.45m

The superb lounge features a woodburning stove which sits on a Caithness Flag hearth. There are two full-height central heating radiators, a contemporary light fitting as well as double sockets. Sliding doors give access to the sunroom, double doors lead to the front hall. A further door leads to the inner hall and two steps lead down to the splendid family room.

Dining Room 2.50m x 5.18m

This bright room has white painted walls and benefits from grey laminate flooring. An opening gives access to the kitchen, there is a smoke alarm, a central heating radiator and a chrome light fitting. Stairs lead to the first floor and a door leads into the bright sun-room.

Inner Hall 3.09m x 1.08m

The bright hall benefits from two useful storage cupboards. There is a smoke alarm, a heat protector and chrome light fitting. This area of the home benefits from both a storage heater and a central heating radiator. Doors lead to two bedrooms and the bathroom.

Jack 'n' Jill Bathroom 2.07m x 2.29m

The bright bathroom has a bath with a shower above and a glass shower screen. Wet wall has been partially fitted to the walls. There is a WC and a pedestal basin. Ceramic tiles have been laid to the floor which also benefits from underfloor heating. There is also a wall mounted cupboard and mirror, also a shaving point. An opaque window faces the rear elevation.

Property

Dimensions

Bedroom Two 3.87m x 2.88m

Neutrally decorated throughout, this room enjoys superb views. The walls have been painted and oak laminate has been laid to the floor. There is a pendant light fitting, double sockets and a panel heater to the wall. A window, dressed with roman blinds faces the front elevation and a door gives access to the En-Suite shower room.

Top Landing 3.28m x 3.44m

The bright landing is spacious and benefits from a storage cupboard which has power. A velux window allows daylight to flood through. There are also ceiling downlighters, a heat detector as well as a central heating radiator. Grey laminate has been laid to the floor and doors give access to two bedrooms and the shower room.

Bedroom three 3.44m x 4.38m

This bright double room benefits from two velux and ordinary windows with blinds. Oak laminate has been laid to the floor and the walls have been painted. There are double sockets throughout, wall lights and a central heating radiator. This is an exceptionally bright bedroom.

Gardens

The rear garden benefits from a raised seating area. There is also a wood store and a stone-built storage shed with felt roof. The front garden is laid to lawn with a feature drystone dyke.

En-Suite Shower Room 1.73m x 1.97m

This room is of good proportions and benefits from a generous shower enclosure. There is a white WC, a pedestal basin as well as a mirror and shaving point. This room also benefits from under floor heating, ceiling downlighters and an extractor fan. Shelving provides storage for toiletries and ceramic tiles have been laid to the floor.

Shower Room 2.92m x 2.81m

The spacious shower room boasts amazing views. There is a shower enclosure, a WC, a pedestal basin and grey laminate flooring. A window, fitted with a blind, faces the side elevation. There is an extractor fan, ceiling downlighters and under floor heating.

Bedroom four 5.87m x 3.53m

With magnificent views, this splendid room also benefits from four storage cupboards. Steps lead down to the living accommodation where there is five large windows which offer a fabulous outlook towards Ben Loyal and Ben Hope. There is a central heating radiator, a pendant light fitting and double sockets throughout. Laminate has been laid to the floor. This is a very spacious master bedroom which also has the advantage of a seating area.

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.