



# The Croft, Watten

Offers Over £225,000



01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)

**3 BEDS | 2 BATH | 3 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market, this wonderful cottage on the outskirts of the village of Watten. Occupying a generous plot with landscaped gardens, this beautiful home has a lot to offer. There is a beautiful lounge which has a feature wooden wall as well as an attractive fireplace with a cosy stove fire. High ceilings are prominent throughout the property and give it a feeling of space. The painted galley kitchen is of good proportions and is located close to the stylish dining room which has a five light chandelier as well as a carved fireplace with a cast iron and tiled insert which creates a focal point within this splendid room. Double doors give access to the splendid conservatory which is the ideal place to sit in and enjoy the colourful gardens.

There are three beautifully decorated bedrooms, with the master bedroom benefitting from built in wardrobes as well as an en suite shower room. The family bathroom has a bath with a shower above, whilst the rear entrance hall has services for a washing machine and power for a tumble dryer.

The beautiful gardens are well maintained and surrounded by well established trees as well as many varieties of hedging and flowers. There are several patio areas which are private, as well as two wooden sheds, a poly tunnel and garage. The house is also serviced by oil central heating and is ready to move into.

Viewing is essential to appreciate the tranquil location, quality of accommodation and views which this wonderful home has to offer.



# Extra Information

## Services

School Catchment Area is - Watten Primary School / Wick High School

## EPC

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

What3Words: ///marker.user.stopwatch

## Key Features

- **Attractive detached cottage set on the outskirts of the sought-after village of Watten**
- **Beautifully landscaped and well-maintained garden grounds**
- **Spacious lounge with feature wood-burning stove and attractive fireplace**



# Property Photos



# Property Photos



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# Property Dimensions

## Front Vestibule 1.11m x 1.07m

Accessed through a UPVC glazed door there are ceramic floor tiles and papered walls. Double UPVC doors lead into the house.

## Kitchen 2.46m x 4.49m

The kitchen is of good proportions; it has painted wooden wall and base units with laminate worktops and a complementary tiled splashback. A six-ring gas cooker has been fitted, and there is space for a fridge/freezer. Ample power points, a light fitting and a central heating radiator can also be found. A window faces the side elevation.

## Dining Room 5.65m x 3.46m (Longest & Widest)

This superb room has high ceilings, carpeted floors and feature papered walls. There is an open fire with original tiles and an ornate wooden surround. The ceiling has a chandelier light fitting, and there are wall lights. The room benefits from a central heating radiator, as well as ample power points. A window faces the rear of the property, a door leads to bedroom three, double-glazed doors lead to the conservatory, and there is access to the inner hallway.

## Family Bathroom 2.14m x 1.68m

Located to the rear of the property, the bright bathroom has a w.c., pedestal sink and bath with a Triton shower above and screen. The floor and walls have been tiled, and there is a modern vertical radiator attached to the wall; a light fitting is on the ceiling. There is a window with obscure glass facing the side elevation.

## Lounge 5.40m x 3.37m

A bright and welcoming room that has dual aspect windows and high ceilings complimented by painted walls and feature wall above a multi fuel stove which is surrounded by a wooden fire place. Two light fittings, a central heating radiator and an alcove with storage complete the room.

## Hallway 5.78m x 1.02m & 3.62m x 1.12m

The hallway has been wallpapered and wood effect vinyl laid to the floor. There are two pendant light fittings, wall lights, two central heating radiators, a smoke detector and ample power points. Another hatch to the attic space and a storage cupboard as well as doorways leading to the kitchen, master bedroom, lounge and front vestibule are also in the hallway.

## Conservatory 2.98m x 3m

Accessed through double glazed doors this is an exceptionally bright space. Tiles have been laid to the floor and the walls painted. There is a central heating radiator, power points and wall lights have been fitted. Double UPVC glazed doors give access to the front garden.

## Rear Porch 3.57m x 3.19m (Longest & Widest)

This spacious area has had floor tiles laid on the floor, and the walls have been partially tiled, with wooden tongue and groove or wallpaper added to them. The room also benefits from having a coats-and-boots area. There is a pendant light fitting and ample power points as well as a central heating radiator. The electrics are housed here, and there is a hatch for the attic space. Doors lead to the bathroom, bedroom two and the dining room. A window facing the rear elevation lets in lots of natural light, and a UPVC door with a glass panel leads to the rear of the property.

# Property

## Dimensions

### **Bedroom One 2.93m x 2.74m**

This room has had solid wood flooring laid and been decorated with a featured papered wall. There is a window with a view to the side elevation. There is also a central heating radiator on the wall, and a pendant light fitting can be found above.

### **Bedroom Two 2.60m x 2.75m**

This bright room has a window that faces the elevation. The room has carpeted floors and has been wallpapered. There is a central heating radiator, a pendant light fitting and a hatch for the attic space.

### **Master Bedroom 4.24m x 3.61m (Longest & Widest)**

A large bright room with dual aspect windows and real wood flooring, complimented by painted wall panelling and feature wallpaper. This room also benefits from large mirrored fitted wardrobes and central heating radiator.

### **Ensuite 2.52m x 1.01m**

The ensuite has been fitted with w.c, pedestal sink with mirror cabinet above and cubicle with electric Mira shower. There is a modern heated towel rail, light fitting and wall heater.

### **Garage 5.76m x 3.68m**

The garage is detached and has been block built. There are two points of access, one from the side elevation through a pedestrian door, and another to the front where double doors can be found. The flooring is concrete and inside there is plenty of storage space. This space also benefits from power through a separate fuse box unit and a window to the side elevation lets in a lot of light.

### **Wooden Shed 5.96m x 2.36m**

This large wooden shed with double wooden doors, two windows to the side elevation and has plenty space for storage and shelving.

### **Potting Shed 2.40m x 1.81m**

This useful wooden is accessed through a wooden door at the front, the shed benefits from a window to the front elevation.

### **Boiler Room 2.38m x 1.93m**

This room is separate from the main property and houses the oil boiler. Ceramic tiling has been laid to the floor; there is also plenty of storage space.

# Property

## Dimensions

### Garden

The beautifully maintained garden grounds extend to approximately one acre and enjoy stunning panoramic countryside views. Predominantly laid to lawn, the gardens are enhanced by an attractive selection of mature trees, established planting and multiple patio areas, creating the perfect setting for outdoor dining and relaxation. There is also a dedicated hot tub area with power supply, a separate secured section of garden can be found to the side, adding to the practicality of this wonderful outdoor space.

## WICK

### Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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