



68 Strathy West, Strathy

Offers Over £185,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming one-and-a-half storey detached home, set in a beautiful rural location and enjoying an idyllic setting surrounded by stunning countryside. Extensively renovated to modern building standards in 2010, this delightful property offers character, warmth and peaceful country living. Only a few minutes from the stunning Strathy Beach and a variety of woodland walks, the house is ideally situated to enjoy the very best of rural living while remaining close to some of Caithness and Sutherland's most beautiful natural attractions.

Internally, the property is beautifully presented and full of traditional charm. The welcoming lounge is a cosy and inviting space, featuring an attractive cast iron fireplace set within a wooden surround and Caithness flagstone hearth, while dual aspect windows flood the room with natural light. The country-style kitchen is well equipped with solid wood units, a Belfast sink, Rangemaster cooker and attractive Caithness flagstone flooring, creating a wonderful space for everyday family life. Also on the ground floor are a spacious double bedroom with a charming original fireplace and a well-appointed family bathroom.

Upstairs, there are two bright and generously proportioned double bedrooms, both benefiting from dual aspect windows which maximise the natural light and take full advantage of the surrounding rural views. The first-floor landing also offers useful built-in shelving, adding practical storage.

Externally, the property is set within attractive garden grounds extending to approximately one third of an acre. The gardens provide an excellent balance of lawn, seating areas and established planting, with a delightful summer house and adjoining patio offering the perfect place to relax and enjoy the peaceful surroundings. Adding further character is a traditional ruinous stone building, formerly used as a village shop, which presents excellent potential, subject to the necessary consents. The property also benefits from a shared byre with power and additional storage, with one half belonging to the property and the remaining half owned by the neighbouring croft owner, making it ideal for workshop space, hobbies or general storage.



Extra Information

Services

School Catchment Area is Melvich Primary School / Thurso High School

EPC

D

Council Tax Band

A

Tenure

Freehold

Viewing

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

Extras

Share of Byre, Summerhouse, Wooden Shed and old shop

Key Features

- Charming one-and-a-half storey detached home
- Stunning rural location with beautiful countryside views
- Approximately one third of an acre of garden grounds



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 0.85 x 2.38 m

Tastefully decorated with painted wooden panelling, this area of the home benefits from double sockets and vinyl flooring. A partially glazed door gives access to the front garden, while painted doors lead to the lounge and bedrooms.

Kitchen 2.48 x 3.92m

This splendid room benefits from two windows, facing to the rear elevation and there are solid wood base and wall units with laminate worktops. There is a double Belfast sink, a dishwasher as well as an integral fridge. There is a five-gas ring Rangemaster with a double oven and there is Caithness flagstone flooring. Space can be found for a table and chairs and there is a central heating radiator, a smoke alarm, heat detector and a chrome light fitting.

Bathroom 2.23 x 2.28 m

The L-shaped bathroom has a bath with mixer taps and a shower attachment as well as a pedestal basin and a WC. The floor has been laid to vinyl and there is a chrome towel radiator, an extractor fan and a flush light fitting as well as a shaving point. A window facing to the rear elevation offers plenty of natural daylight and there is a handy cupboard, providing some storage.

Bedroom Two 3.25 x 3.91 m

This beautiful room has magnolia-painted walls and a cream carpet has been laid to the floor. The dual aspect windows flood the room with the natural daylight. There is a built-in storage cupboard, which houses the electric consumer unit as well a central heating radiator, two wall light and a power point with an in-built USB charger.

Lounge 3.34m x 3.71m

The lounge has a stunning wooden fireplace with a cast iron surround and Caithness flagstone hearth with an open coal fire. Dual aspect windows let lots of natural light into the room, carpet has been laid to the floor and there is a central heating radiator, phone point and double sockets. The floor has been carpeted, there is a flush light fitting, smoke alarm and aerial point. Doors give access to the kitchen and bathroom.

Bedroom One 3.3 x 3.01 m

This well-proportioned bedroom enjoys the outlook over the front garden and the focal point within the room is the wooden fireplace, with a tile surround and open coal fire. A window with curtains faces the front elevation and the floor has been laid to carpet. There is a pendant light fitting and double sockets.

Stairs & Landing 2.37 x 4.81 m

A carpeted stairwell leads to the first-floor landing where there is a built-in shelving to each side of the stairs. There is a velux window and a smoke alarm as well as wall lights and a double socket. A carpet has been laid to the floor and there are pine doors that give access to two bright bedrooms.

Bedroom Three 3.27 x 3.39 m

This airy room is of good proportions, with magnolia painted walls and a cream-coloured carpet. The dual aspect windows allow plenty of daylight and there is a central heating radiator, two wall lights as well as a power point with an in-built USB charger.

Property Dimensions

Garden

Externally the garden extends to approximately 1/3 of an acre and benefits from a summer house, which has a patio outside as well as a ruinous stone building, which formally was utilized as a shop.

Byre 3.59 x 5.68 m

A large byre, shared with a neighboring farmer, is used for storage, has power and there is a further storage room.

Storage Room 3.69 x 1.09 m

This room houses the central heating boiler and benefits from water and electric connections as well as wall-mounted shelving.

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.