



The Croft, Upper Bowertower

Offers Over £345,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this exceptional detached one-and-a-half-storey traditional property, set within a peaceful rural location and surrounded by approximately 3.6 acres of grounds. The property has been beautifully presented throughout and retains an abundance of character, including exposed stone walls, original beams, Caithness flagstone and timber features.

The heart of the home is the impressive open-plan lounge and kitchen, featuring a stunning vaulted ceiling, exposed beams, triple aspect windows and exposed stonework. The well-appointed kitchen offers a range of grey units with oak-effect worktops, an integrated fridge, induction hob and Rayburn Range cooker with back boiler. A separate dining room provides an elegant space for entertaining, while the spacious inner hall continues the property's character with exposed stone, timber panelling and Caithness flag flooring.

The accommodation offers three bedrooms, including a ground-floor bedroom, a superb master bedroom with exposed beams and en-suite bathroom, and a first-floor bedroom with en-suite shower room. The upstairs lounge is a particularly impressive space, featuring exposed stone walls and beams, original wooden flooring, dual aspect windows and lovely views across the surrounding countryside.

Further accommodation includes a utility room and well-appointed family bathroom. The property also benefits from a substantial outbuilding, formerly used as business premises, offering a versatile open-plan space with vaulted ceiling, exposed beams, feature lighting, power, water and a multi-fuel stove. Adjoining this are a WC, sauna, workshop and impressive bar area featuring exposed stone, Caithness flag flooring and a woodburning stove.

Externally, the property extends to approximately 3.6 acres, providing an excellent combination of garden, grounds and additional land. The grounds include a firepit and BBQ area, polytunnel, stone-built store, log store and chicken run, together with several seating areas. Solar panels are also installed. The gravel driveway provides ample parking, while the gardens feature lawns, hedging, a drystone dyke and wooden fencing.



Extra Information

Services

School Catchment Area is
Bower Primary School / Wick High School

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: ///evaded.bullion.moons

Key Features

- Detached one-and-a-half-storey property
- Peaceful rural location
- Open-plan lounge and kitchen
- Countryside views
- Workshop and bar
- Approx. 3.6 acres
- Solar panels



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Lounge/Kitchen 7.40m x 4.67m

The lounge and kitchen are open plan with a stunning vaulted ceiling. This room has exposed ceiling beams and triple aspect windows. There are feature drop down light fittings, exposed stone walls as well as ceramic tiled flooring. The superb kitchen is well presented and has an excellent range of grey base, wall and full height units with oak laminate worktops. There is a white sink and drainer, an integral fridge, induction hob and Rayburn Range cooker with a back boiler. A clothes pulley has been ideally placed above the Rayburn. A wooden mantle above the Rayburn creates a focal point within this splendid room. There is also a seating area and workstation. This is a light and bright reception room. An opening gives access to the beautifully presented dining room.

Inner Hall 10.11m x 1.46m

The inner hall is spacious with exposed stone walls and wooden wall panelling to half height. There are two central heating radiators, two pendant light fittings as well as exposed ceiling beams. Caithness flag adds character to this area of the home. There is laminate flooring and two windows face the rear elevation. There is a storage cupboard and doors lead to the bathroom and bedroom.

Bathroom 3.05m x 2.48m

This beautiful room benefits from a corner bath, a shower quadrant as well as a pedestal basin and a WC. Tiles have been fitted to both the walls and the floor. There is also a central heating radiator, an extractor fan and ceiling downlighters. An opaque window faces the front elevation.

Rear Vestibule. 2.81m x 5.34m

This area of the home is well presented. There are dual aspect windows and a central heating radiator along with ceiling downlighters and chrome electrical sockets. Ceramic tiles have been laid to the floor and a door gives access to the utility room.

Dining Room 2.89m x 3.57m

The dining room is of good proportions and has a feature painted wall. There is a central heating radiator, ceramic floor tiles and also a window to the front elevation. This beautiful room also benefits from wood panelling, double sockets and a stunning chandelier light fitting.

Bedroom One 2.98m x 3.62m

This room benefits from laminate flooring and a feature painted wall. A hatch gives access to the loft void; there is a central heating radiator and a pendant light fitting. This room benefits from double sockets and a window faces the rear elevation.

Rear Hall 2.37m x 0.89m

This area of the home has white painted walls and ceramic floor tiles. A downstairs cupboard provides storage. There is a smoke alarm and ceiling downlighters. A window faces the side elevation and there is also a central heating radiator, an opening leads to the rear vestibule and a further door leads to the second bedroom.

Master Bedroom 3.48m x 4.36m

This tastefully decorated room has a feature painted wall and exposed ceiling beams. There are dual aspect windows, wall lights as well as a central heating radiator. This room benefits from ample power points throughout and a door gives access to the en-suite.

Property Dimensions

En-Suite Bathroom 1.69m x 2.70m

Immaculately presented, this bright room boasts a jacuzzi bath as well as a WC and a bidet. A circular basin has been built into a vanity unit which has a marble shelf. Vinyl has been laid to the floor; there is a chrome towel ladder radiator and also a wall light and a wall mounted mirror.

Upstairs Lounge 7.47m x 4.68m

A straight flight wooden staircase gives access to the upstairs lounge. This superb room benefits from dual aspect windows and original wooden flooring. There are exposed stone walls, and ceiling beams with strip lighting. Partially coombed, this excellent room is of good proportions and enjoys scenic views across the countryside. A door leads into the third bedroom.

Shower Room 1.50m x 2.59m

The shower room is of good proportions and consists of a bidet, a WC as well as a pedestal basin. This room benefits from a generous shower enclosure, an extractor fan, wall light and an illuminated mirror. Vinyl has been laid to the floor.

W.C. 4.39m x 2.32m

The WC is accessed through an exterior door which adjoins the main outbuilding. A toilet and basin have both been built into a grey vanity unit. This room benefits from a ceiling light, a full height glazed window and Caithness Flag flooring. A door gives access to the sauna.

Utility Room 1.97m x 1.87m

This room has a wall mounted basin as well as a WC. There is a laminate worktop with services installed for a washing machine and tumble dryer. Ceramic tiles have been laid to the floor, there are ceiling downlighters and wall mounted coat hooks.

Bedroom Three 3.42m x 4.02m

This lovely room is neutral in décor. There are dual aspect windows with Caithness Flag sills, a fitted carpet and exposed ceiling beams. This bedroom benefits from strip lighting, double sockets and a central heating radiator. A door gives access to the en-suite.

Outbuilding 4.56m x 12.94m

Formerly used as a business premises, this stunning character-building benefits from four light chandeliers as well as three chrome light fittings. There is wall mounted shelving, power as well as water and a cosy multi fuel stove which provides heat for the building. This spacious room also benefits from chrome power points, sliding patio doors with blinds as well as a UPVC window and fully glazed door. There is a vaulted ceiling with exposed ceiling beams and a feature papered wall.

Sauna 1.50m x 2.18m

Accessed off the WC, the sauna has been lined throughout with two seating area. There is a Nordic heater as well as a wall light.

Property Dimensions

Workshop 4.25m x 7.17m

This room has built in workbenches as well as wall mounted shelving. There is fluorescent lighting, two windows and power. An opening gives access to the bar.

The Bar 4.85m x 4.22m

Located off the workshop and with its own separate access, this room is an excellent addition to the home. Exposed stone is featured throughout; there is Caithness flag flooring as well as two contemporary light fittings. A woodburning stove provides heat, there is also a solid wooden door with a glazed window panel. The bar has both a counter and a wall mounted cupboard which holds the optics.

Garden & Grounds

Externally, the property extends to approximately 3.6 acres of land and benefits from a range of useful features, including a feature firepit and BBQ area, various seating areas and an outdoor shower. There is also a polytunnel, stone-built store, log store and chicken run, along with solar panels. Gravel chippings have been laid to the driveway, providing excellent parking for numerous vehicles.

The front garden is laid to lawn and enclosed by hedging, a wooden fence and a traditional drystone dyke boundary. To the rear, there is an area with connections for a caravan, where a caravan was previously situated with permission previously granted, offering useful additional facilities. The grounds provide an excellent combination of outdoor space, practical amenities and areas for enjoying the surrounding setting.

Stable Block 6.00m x 2.40m

Located within the field is a practical stable block with a concrete floor, suitable for housing up to two horses. Offering an excellent addition for equestrian enthusiasts or those with livestock, the stable provides a secure and functional space with scope for a variety of agricultural or rural uses.

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.



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.