



The Sheiling B&B, Melvich

Offers Over £370,000



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6 BEDS | 5 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this outstanding detached property, currently operating as a highly successful and well-established bed and breakfast, occupying an elevated position in the sought-after coastal village of Melvich on the iconic NC500 route. Enjoying breathtaking panoramic views across the open countryside to the sea beyond, this exceptional property offers an enviable lifestyle and business opportunity in one of the Highlands' most scenic locations.

Beautifully presented throughout, the accommodation has been thoughtfully arranged to provide comfortable guest accommodation alongside generous owner living space. A welcoming lounge with an attractive stone fireplace and open fire flows seamlessly into the bright dining room, where guests can enjoy spectacular coastal views. The spacious commercial-style kitchen is exceptionally well equipped with an extensive range of units, integrated appliances and generous workspace, making it perfectly suited to catering for guests. An office provides an ideal space for managing the business, while a ground floor shower room adds further convenience.

The property boasts six well-appointed guest bedrooms, four of which benefit from en-suite shower rooms, with a further spacious family bathroom and an additional shower room serving the remaining accommodation. The flexible layout provides excellent potential for continued hospitality use or could equally suit a large family home, subject to the necessary consents.

Externally, the beautifully maintained garden grounds are a particular feature of the property. The front gardens enjoy uninterrupted panoramic views across the surrounding countryside and coastline, while the private rear gardens offer extensive lawned areas, mature trees, a built-in barbecue area, patio seating, greenhouse, timber and metal sheds, and a six-person Canadian hot tub. A generous driveway provides ample parking for multiple vehicles and leads to a substantial block-built garage with power and lighting.



Extra Information

Services

School Catchment Area is - Melvich Primary School / Farr High School

EPC

EPC - C

Council Tax

Band - E

Tenure

Freehold

Viewing

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

Extras

What3Words:///flickers.glove.expert

Key Features

- **Successful and well-established Bed & Breakfast business**
- **Prime location on the world-famous NC500 route**
- **Elevated position with breathtaking sea and countryside views**



Property Photos



Property Photos



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Property Dimensions

Vestibule 1.26m x 1.26m

A partially glazed UPVC door opens into the vestibule. This bright area is neutrally decorated with laminate flooring and a pendant light fitting. A glazed door opens into the hallway.

Lounge 5.67m x 4.29m

This lovely bright room has a window facing to the front taking in the breathtaking views across the open countryside and to the sea beyond. There is a wall papered feature wall with beautiful open stone fireplace with mantle and hearth and two wall lights. The carpet in the lounge is the same as the hall giving a lovely flow to the house. There is a flush to ceiling light fitting and a radiator. An open door way leads into the dining room.

Kitchen 4.99m x 7.13m (Longest & Widest)

The large L-shaped kitchen has a good selection of wall and base units with laminate worktops, a stainless-steel sink and a tiled splashback providing ample storage and workspace. The kitchen is fully equipped including a five-ring hob, integral double oven, microwave, a dishwasher, double deep fryer, air fryer, under counter freezer and a large fridge. The laminate flooring is laid in an attractive square pattern with decorative border. A large window, with roller blind, looks out to the rear garden and a further window looks out to the side making the breakfast bar a bright welcoming area. There are 3 lighting panels and 2 spot lights and the heating boiler is mounted on the wall. A hatch provides access to the loft and there is also a smoke alarm. Doors open into the office and rear vestibule.

Rear Vestibule 1.11m x 1.02m

A fully glazed door opens from the kitchen into the vestibule. There are coat hooks on the wall and a half glazed UPVC door leads out into the garden. A door leads into a shower room.

Hallway

The hallway is wallpapered and carpeted and has a radiator, a foam fire extinguisher, a small shelf, smoke alarm and a four-spot light fitting. Stairs lead up to the first floor. Doors lead into the lounge, kitchen and the bedroom wing.

Dining Room 5.58m x 2.81m

With windows to the front and side, with breath taking views, the dining room currently accommodates 4 tables with 10 place settings. There are two wall lights and a matching pendant light fitting, a radiator and a fitted shelf, the also room benefits from solid wood flooring.

Office 2.46m Min x 1.88m

The office benefits from a desk, filing cabinet, shelving and carpet tiles. There is a radiator and a strip light fitting. A window, with roller blind, faces to the front.

Shower Room 1.98m x 1.61m

This lovely room has a corner shower which is tiled and fitted with a mains shower, W.C. and a lovely winged handbasin with mixer tap which is fitted into a unit with cupboards and drawers below and also with a mirror above. The flooring is laid to tiles and there is a radiator to the wall. An opaque window faces to the side.

Property Dimensions

Hallway to Bedroom Wing

A fire door opens from the hall into a carpeted hallway in the bedroom wing which benefits from a deep shelved linen cupboard. There is a radiator, a wall light, a pendant light fitting, fire alarm and smoke alarm. Doors open in to four bedrooms and the bathroom.

Bedroom 1 3.96m x 3.03m

This beautiful bright double room has a window facing to the front. There is a built-in wardrobe and fitted dressing table with mirror above, the floor is carpeted and there is a radiator. There is a feature antler pendant light fitting. A door leads into the ensuite shower room.

Bedroom 2 3.43m x 3.58m

This beautiful twin bedroom has a window facing to the front. There are two single beds with fitted overhead storage, a built-in wardrobe, a fitted dressing table with mirror above, the floor is carpeted and there is a radiator. There is a feature antler pendant light fitting. A door leads into the ensuite shower room.

Bedroom 3 4.32m x 3.35m (Longest & Widest)

This double bedroom features an archway which leads to an area where there is a window facing to the rear, a handbasin, a built-in wardrobe and a door opening into the en suite. The floor is carpeted and there are four feature antler wall lights and an antler pendant light fitting as well as a radiator.

Bathroom 4.97m x 2.41m

The generous bathroom is split in two by a decorative arch. In the first part is the bath and in the second is the large mains shower, a handbasin and W.C. A lovely denim blue laminate floor complements the splashback around the bath, shower enclosure and sink. Above the sink is a mirror and there is a handy glass shelf to one side. There is a modern white ladder towel radiator as well as a smaller radiator. An opaque window faces the rear of the home. There is a large cupboard which houses the hot water tank and two flush ceiling light fittings.

En Suite 2.22m x 1.09m

This room has a shower fitted with electric Mira shower, W.C. and a handbasin. The walls have been half tiled and there are vinyl floor tiles. There is a heated ladder towel rail to the wall.

En Suite 2.45m x 1.37m

There is a corner shower fitted with a mains shower, W.C. and a handbasin with mixer tap. The walls have been half tiled and the flooring is laid to high quality vinyl tiling. There is a mirror to the wall and a heated ladder towel rail.

En Suite 1.43m x 0.97m

There is a mains shower fitted with wet wall and a W.C. An opaque window faces to the rear. There is high quality vinyl tiles on the floor and a heated ladder towel rail.

Property Dimensions

Bedroom 4 5.47m x 3.55m

This beautiful spacious double room has a large picture window facing to the rear and patio doors leading outside. This room also features a beautiful archway which is dressed with curtains, decorative ceiling beams and two antler pendant light fittings. There are three radiators in this large bright room and the furniture is all freestanding.

Bedroom 5 4.63m x 2.74m

This beautiful large attic room has two velux windows, the floor is carpeted and there is a radiator and a ceiling spot light. The room benefits from a fitted handbasin with a tiled splashback, mirror with light and a shelf. There is also a built-in double storage cupboard.

Bedroom 6 3.58m x 3.27m

This twin room has a wall of built-in storage and there is a velux window. The floor is carpeted and there is a radiator and a ceiling spotlight.

Garden

The walled garden to the front of the home is mainly lawn with borders of shrubs and flowers and has a lovely stepped entrance with handrail into the property. From its elevated position the view from the front garden is absolutely breathtaking, looking out across open countryside and to the sea beyond. A private driveway leads up to the garage where there is tarred offroad parking for multiple vehicles and there is garden ground to both the side and front of this area which is laid to lawn with trees and flowers.

Stairs to Landing

In the front hallway there are stairs leading up onto the landing which is carpeted and there is a fitted handrail. A velux window provides natural daylight and a door leads into eaves storage. On the landing doors lead into two double bedrooms and a shower room.

Shower Room 1.61m x 2.05m

This room has a corner shower which is tiled and fitted with a mains shower, W.C. and a handbasin. An opaque window faces to the rear. There is a heated ladder towel rail to the wall and the flooring is laid to vinyl tiling. There are shelves and a mirror to the wall.

Garage 6.98m x 4.21m

There is a block-built garage with an up-and-over door. A pedestrian door leads to the rear and there is a window to the side. There are fitted with shelves and there is power and light. The flooring is laid to concrete.

Garden

To the rear there is a beautiful lawn garden with trees providing a mini forest. There is a built-in barbecue area, a metal shed and a timber shed. To the side there is a caravan which is used for storage. There is also a patio, areas of lawn and a green house. There is also a Canadian hot tub which can accommodate six people, it has a Balboa Display. The side garden is a walled enclosed garden which is laid mainly to lawn with paving and also has trees.

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.



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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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.

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- Comprehensive database of applicants matching quality sellers to buyers
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- Largest independent estate agency in the Highlands.
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- 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.