



# Skaldister, Dunnet

Offers Over £275,000



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

## Property Information

Located in the village of Dunnet, Skaldister is a traditional country cottage which offers period charm with modern day living with adaptable outbuildings. Situated in a prominent elevated site with outstanding views towards Dunnet Bay, this character home benefits from a family room which has an exposed feature stone wall and a cosy stove fire. There is a superb lounge which has a vaulted ceiling with exposed beams as well as a feature stone wall which has a stove fire. Stairs off the lounge lead up to a mezzanine study area which enjoys panoramic views over the beach and beyond. A hallway off the study has excellent built in storage and also gives access to the attic storage room.

An archway from the lounge gives access to the stylish sunroom which is open plan with the kitchen. The kitchen benefits from a vaulted ceiling and features a drop-down paraffin light fitting which adds character to the room. The kitchen is of good proportions and has wooden base and wall units with Caithness Flagstone flooring and a stove fire. This room also benefits from both freestanding and integral appliances and also enjoys a coastal outlook from the dual aspect windows. There are three traditional bedrooms which are in keeping with the age of the property. The bedrooms have wooden panelling throughout and add period charm to this wonderful home. The shower room benefits from a recessed shower, with the basin and WC, both being built in. The shower room also has plenty of built in storage space. A useful WC is located off the rear vestibule as is the utility room which also benefits from a shower.

Externally there is a barn, byre, garage, potting shed and poly tunnel. The superb barn has two large rooms and is ready to be converted into a workshop space or holiday accommodation. There is a wood stove within the larger room as well as power and light

The garden grounds are well established and private with many varieties of mature trees, hedging and flowers as well as two garden ponds. A patio area is secluded and is a sun trap in the summer months whilst the front garden is colourful and enclosed.

This property needs to be viewed to be appreciated, to see its potential, character and tranquil location as it's in close proximity to Dunnet Beach and the sea.



# Extra Information

## Services

School Catchment Area is - Castletown Primary, Thurso 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: [///enigma.shimmered.crabmeat](https://www.what3words.com/enigma.shimmered.crabmeat)

## Key Features

- Traditional detached country cottage with an abundance of original character
- Elevated position with breathtaking panoramic views over Dunnet Bay
- Spacious lounge with vaulted ceiling, exposed beams and feature stone fireplace with stove



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property

## Dimensions

### **Vestibule 1.64m x 0.93m**

Accessed via a UPVC partially glazed door, the vestibule benefits from wooden wall panelling and ceramic tiled flooring. There is also a pendant light fitting and doors lead to the WC and utility room.

### **Inner Hall 5.31m x 1.19m**

The inner hall benefits from wooden wall panelling and a fitted carpet and wall mounted coat hooks. Doors lead to the family room, shower room, three bedrooms and the lounge.

### **Dining Room 2.02m x 7.37m**

This fabulous room enjoys an outlook over Dunnet bay. The walls are painted white and solid wood has been laid to the floor. There are two central heating radiators and a pendant light fitting. The dining room benefits from dual aspect windows and exposed beams. An arch leads to the kitchen and a hardwood door leads into the front garden.

### **Shower Room 2.27m x 2.12m**

This room is of good proportions and boasts a double shower enclosure. There is a WC and the hand basin has been built into a vanity unit. There is a useful storage cupboard, a flush light fitting and a window faces the front elevation. The floor is laid with ceramic tiles.

### **Lounge 4.43m x 4.35m**

This stunning lounge is bright and features a stone exposed wall and incorporates the gas stove fire which sits on a Caithness flag hearth. Solid wood has been laid to the floor and a lovely feature is the exposed beams. There are ceiling lights and also double sockets. A staircase gives access to the mezzanine snug/study. An opening leads to the kitchen and a feature arch gives access to the superb dining room.

### **Kitchen 4.53m x 3.53m**

This splendid room has a vaulted ceiling and benefits from a gas stove fire. Caithness Flags have been laid to the floor. There are three dropdown light fittings and dual aspect windows. The kitchen has pine base and wall units with a stainless-steel sink and drainer. There is also a gas hob, double oven, dishwasher and an integral fridge and freezer. The kitchen enjoys an outlook over Dunnet bay.

### **Family Room 4.36m x 3.39m**

This attractive room has a feature stone wall as well as a stove which sits on a Caithness Flag hearth. There are wall mounted shelves, two drop down light fittings and power points. A carpet has been laid to the floor. The family room also benefits from dual aspect windows which also have a window seat.

### **Bedroom One 3.20m x 2.32m**

This double room is bright and has a window to the rear elevation. There is a central heating radiator, a pendant light fitting and double sockets. A carpet has been laid to the floor and a hatch gives access to the loft void.

# Property

## Dimensions

### **Bedroom Two 2.30m x 1.90m**

This single bedroom has a recessed shelved alcove and benefits from a fitted carpet and wood panelling to the walls. There is a central heating radiator, power points and a pendant light fitting.

### **Utility 2.67m x 1.13m**

This room is of good proportions and benefits from a base unit with a stainless-steel sink and drainer. Plumbing has been fitted for a washing machine, there is also a shower enclosure. Ceramic tiles are laid to the floor and a window faces the rear elevation.

### **Study/Snug**

This area of the house is bright with white painted walls and dual aspect velux windows. A carpet has been laid to the floor and there is a pendant light fitting and double sockets. A door leads to the top hall.

### **Barn/Byre Room One 9.22m x 3.65m**

This room has a woodburning stove that sits on a Caithness Flag floor. The beams are exposed, there is power and light and a window faces the front elevation, a door gives access to the second room.

### **Bedroom Three 3.21m x 2.72m**

This spacious room is of good proportions and benefits from a central heating radiator, pendant light fitting and electrical socket. A carpet has been laid to the floor and the window faces the rear elevation.

### **W.C. 0.93m x 1.52m**

The WC has a wall mounted hand basin and a white WC. The floor is laid with ceramic floor tiles and there is a window to the side elevation.

### **Top Hall 3.35m x 0.80m**

The top hall has been carpeted and benefits from two pendant light fittings. There are six generous built-in storage cupboards. A further door gives access to the attic.

### **Barn/Byre Room Two 4.69m x 4.19m**

This room has painted stone walls and Caithness flag flooring; there is also power and light in this room.

# Property Dimensions

## **Barn/Byre Room Three 4.15m x 5.77m**

This area has power and light and is currently used for storage.

## **Garage 4.61m x 3.83m**

The garage benefits from both power and light and also wall mounted shelving.

## **Garden**

Within this lovely garden is a potting shed, a polytunnel and two ponds. There are various trees such as cherry Blossom, willows and fruit trees. There is also a vegetable plot and raspberry and gooseberry bushes.

## 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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