



HEMPRIGGS MAINS

Offers Over £495,000



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3 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this exceptional croft holding to the market. With thirty-three acres of croft land, solar panels, a large agricultural barn/workshop, various other outbuildings and a stunning eco friendly new bungalow, this desirable croft has everything to offer.

Located just a five-minute drive from the town of Wick, this is one opportunity not to be missed. Accessed off a private road, this bungalow at Hempriggs Mains has been finished to a very high standard and has low running costs. The bungalow itself has been de crofted and is painted hessian throughout with oak doors. There is a bright and welcoming family lounge with triple aspect windows which leads to both the study, which could be easily turned into a third bedroom, and a stunning fitted kitchen. The kitchen has been tastefully designed to maximise storage space with good quality finishings as well as beautiful silver-grey units. There are integral appliances, a breakfast bar seating area as well as a cosy woodburning stove within the family seating area. Double oak glazed doors lead from the kitchen giving access to the impeccable dining room. This room enjoys an open outlook and has patio doors which lead out to the decking area of the low maintenance garden. The family room could also be used as a fourth bedroom. There is also a beautiful shower room which benefits from a generous shower enclosure. This room has an integral basin as well as white high gloss built in units. There are two further spacious bedrooms, both of which have ensuite shower rooms and oak built in wardrobes. There is also oak built in cupboards, one of which houses the heating controls within the bright hall.

The house itself has been de crofted and there is also a large agricultural barn that has been divided into two rooms which is ideal for livestock or storage. The barn has both light and power.

There is a stone-built playhouse cottage with its own garden, as well as a summerhouse, wooden shed, shipping container and garden store within the generous grounds. Located just off the main NC500 route, there is also planning potential for building plots and glamping pods or even a caravan site subject to planning consent. This unique property has fabulous potential and offers country living at its best, whilst being close to the town. Viewing is essential to appreciate the standard, the potential and location that this wonderful home has to offer.

This wonderful home is situated close to the beautiful village of Thrumster which has its own primary school and a pub and is only a five-mile drive from Wick. 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 a post office. The house is within easy driving distance of all amenities, including the Caithness General Hospital and doctors 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 Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is Newton Primary School / Wick High School

EPC

EPC B

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3Words:///magazines.folders.fees

Key Features

- 33 ACRES OF CROFT LAND
- Echo New Build Bungalow
- Low Running Costs
- Agricultural Barn
- Various Outbuildings
- Two Reception Rooms
- Could Easily be a 4 bedroom home



Property Photos



Property Photos



Property Dimensions

Vestibule 1.63m x 2.54m

Accessed via a UPVC front door, the vestibule is bright with oak LTV flooring. This room benefits from a triple light fitting and a window. Oak doors lead to the inner hall and the family room. A wooden feature wall creates a focal point within this lovely room.

Family Room 4.87m x 2.63m

Located to the side of this stunning home, this beautiful room benefits from dual aspect windows, both fitted with blinds, a contemporary light fitting and a central heating radiator. A grey carpet has been laid to the floor. There is an aerial point and double sockets. An opening leads through to the study. This room could easily be turned into a fourth bedroom.

Lounge 4.66m x 6.10m

This superb room has a feature recessed alcove and benefits from dual aspect windows, fitted with blinds. There are two central heating radiators, double sockets and an aerial point. A swirl light fitting creates a focal point within this wonderful room. A carpet has been laid to the floor and double oak doors lead to the beautiful kitchen.

Dining Room 2.78m x 3.71m

A well-presented room which has been finished to a very high standard, this room benefits from dual aspect windows fitted with blinds. There are double sockets, an aerial point, a central heating radiator, and a beautiful, swirl light fitting. This room has oak LTV flooring laid to the floor. Double glazed doors lead out to the decking area of the garden. This room benefits greatly from excellent natural daylight.

Inner Hall 1.09m X 6.2m

The hallway is immaculately presented and benefits from LTV oak flooring. There is a window fitted with blinds to the side elevation along with a central heating radiator. A storage cupboard houses the hot water cylinder as well as the heating controls. Oak doors lead to the stunning kitchen, a stylish shower room and two beautifully presented en-suite bedrooms.

The Study/Bedroom 3 2.53m x 3.35m

This stunning room with a feature wooden wall benefits from LTV oak flooring, a stylish light fitting and double sockets. An opening leads into the family room. The study could easily be turned into a fourth bedroom if required with minimal effort. An oak door leads into the lounge.

Kitchen 4.73m x 5.49m

The stunning kitchen has an excellent selection of silver-grey base; wall and full height units, fitted with laminate worktops. There is an integral induction hob, a black glass chimney hood, microwave, a single oven, fridge-freezer, washing machine and a grey sink with drainer. This beautiful room also benefits from sockets with built in USB points, a smoke alarm and ceiling downlighters.

There are two contemporary light fittings as well as two industrial light fittings which create a focal point within this room. LTV oak has been laid to the floor and this room also benefits from dual aspect windows which are fitted with blinds. There is an island which provides seating for six people and benefits from built in storage underneath. A 7KW multifuel stove sits on a Caithness Flagstone hearth. Behind the stove there is a heat deflector. This room benefits from a central heating radiator and dual aspect windows. Double oak doors open into the dining room.

Property Dimensions

Shower room 4.16m x 2.115m

This tastefully finished room has been decorated with wet wall throughout and the floor is laid to LTV grey tiles. There is a double walk-in shower with dual attachments and chrome controls. There is a white W.C and basin, which have been built into a white vanity unit. Two full-height high-gloss units provide ample storage. There is a central heated radiator, ceiling down-lights as well as an extractor light. An opaque window, fitted with blinds is located to the rear of the room.

Ensuite (Bedroom 2) 0.88m x 2.49m

This immaculate room boasts a recessed shower with chrome controls, a white W.C and a basin which has been built into a white high-gloss vanity unit. Grey LTV has been laid to the floor. There are ceiling downlighters, an extractor fan as well as a central heating radiator. A wall-mounted mirrored cupboard provides storage.

En-Suite (Master Bedroom) 1.83m x 1.88m

This bright en-suite is laid to grey LTV and features a shower quadrant with dual attachments. A sink is built into a white vanity unit and there is also a white W.C. A central heating radiator, ceiling downlights and an extractor fan are also present within this room. An opaque window which is dressed with blinds can be found to the rear elevation.

Courtyard/Garden grounds

The garden grounds are fully enclosed with a drystone built wall. The grounds are laid to stone chippings and include a lovely raised decking area. There are excellent parking facilities to the side of the house where there is a shipping container which has power, as well as a large wooden shed. The gardens have been separated into different sections and have several seating areas to capture the sun at different times of the day. To the side of the property is a stone-built garden store as well as another wooden shed. To the front of the house is a small stone-built cottage which is currently used as a playhouse. There is also stream that runs along the boundary of the croft.

Bedroom 2 4.16m x 3.44m

This generous room benefits from a feature, remote-control floral light fitting. There are built in wardrobes which contain both hanging and shelf space. A grey carpet has been laid to the floor. There is an aerial and power sockets as well as a central heating radiator. A hatch leads to the loft void. The windows which are fitted with blinds face the side elevation and a door leads to the en-suite shower room.

Master Bedroom 4.39m x 4.71m

This well-proportioned room features oak mirrored wardrobes containing both hanging and shelf space. A floral remote-control light makes a focal point within this beautiful room. A grey carpet has been laid to the floor. There is a central heating radiator, an aerial point and power sockets. Dual aspect windows are dressed with blinds and a door gives access to the lovely en-suite shower room.

Barn 18.25m x 6.006m & 18.25m x 11.99m

The base of the barn has concrete panels, with steel sheets fitted above. Water, electric and lighting can be found within this structure. Included in the barn is a portacabin which has a kitchen as well as a stainless-steel sink. There is also an office which has CCTV, power and light as well as vinyl flooring. The barn has sliding double doors as well as a hardwood exterior door. The barn also has a separate adjoining room which is used for storage.

Cottage/Playhouse 2.57m x 3.09m

This stone and slate built dwelling benefits from traditional Caithness Flagstone flooring and has a sink with draining board as well as a Velux window. The walls have been painted and there is power to the property. Attached to the side of the cottage is a lean-to extension which has dual aspect windows and a wooden door. The Cottage/Playhouse has its own low maintenance garden to the side.

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 Aberdeen and Edinburgh 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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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.