



# The Sheiling, Brough

Offers Over £220,000



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**3 BEDS | 1 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful character home in the settlement of Brough. Offer superb views, this three-bedroom cottage offer comfortable accommodation over one level. Internally the property benefits from a cosy lounge with a tiled fireplace and open coal fire. The fitted kitchen has Shaker style base units with a fabulous Rayburn stove as well as a hob and single oven. This room enjoys triple aspect views and has space for a table and chairs. The kitchen gives access to a spacious utility room and the superb sunroom. The sunroom is bright and enjoys an outlook over the well-established garden grounds. This is the ideal room to sit and relax in. There are three bedrooms, one of which is a single room as well as the family bathroom which completes the living accommodation.

Externally the property occupies a generous garden plot and has adjoining store as well as a single garage. To the right of the property is a fantastic shepherd's hut which is also included in the sale. This self-contained structure has an open plan living/bedroom/kitchen area as well as a separate shower room. This dwelling could be used as a holiday let or as an extension of the existing living accommodation.

Externally the property is secluded and enjoys an outlook over the loch to the rear. It is in a private setting and surrounded by well-established trees, with many varieties of hedging, plants and flowers within the grounds. The lawns are home to local meadow wildflowers, including twayblade and northern orchids. The front garden is colourful and the ideal place to sit and enjoy the views throughout the summer months. This property is one not to be missed and has to be viewed to be appreciated.



# Extra Information

## Services

School Catchment Area is - Crossroads Primary, Thurso High

## EPC

EPC - F

## Council Tax

Band - B

## Tenure

Freehold

## Viewing

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

## Extras

# Key Features

- Charming three-bedroom character cottage
- Sought-after rural location in the settlement of Brough
- Superb countryside and loch views



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Dimensions

## Front Porch 1.26m x 1.38m

This room benefits from mosaic vinyl flooring and dual aspect windows. A partially glazed leads outside and a further door gives access to the front hall.

## Lounge 2.71m x 3.56m

The lounge has painted walls and a carpet laid to the floor. There is a useful built-in storage cupboard and wall mounted shelving. A focal point within the room is the tiled fireplace, which has an open coal fire. The lounge also benefits from a pendant light fitting, double sockets, aerial point and a storage heater can also be found. A window with curtains faces the front elevation and doors give access to the passageway and front hall.

## Utility 2.59m x 1.52m

This room contains both base and wall units with laminate worktops as well as an undercounter freezer. Vinyl has been laid to the floor; there is florescent lighting and also a deep storage cupboard which has power.

## Passageway 2.73m x 1.64m

This area of the home has been wallpapered and benefits from a fitted carpet. There is a smoke alarm, a pendant light fitting and a hatch which leads to the loft void. White painted doors lead to the lounge, bedroom and bathroom.

## Front Hall 1.91m x 1.00m

The front hall houses the electric consumer unit. The walls have been painted a neutral colour and a carpet has been laid to the floor. Doors give access to the front porch and two bedrooms.

## Kitchen 4.67 x 2.63m

This well-presented kitchen benefits from white base units with laminate worktops. There is a Belfast sink with drainer, an integral dishwasher, freestanding Bosch fridge and a washing machine. There is a single oven, a ceramic hob and a superb Rayburn cooker. Above the Rayburn is a wall mounted shelf. This beautifully bright room benefits from triple aspect windows which have been fitted with blinds. Oak Laminate has been laid to the floor and a door gives access to the utility room. This room also contains a storage heater and a useful phone point.

## Sun Porch 2.30m x 2.96m

The sun porch is bright with white painted walls and vinyl flooring. There is a wall light and also a power point. Triple aspect windows allow natural daylight to flood through. A two panel glazed door leads to the rear garden and a further door gives access to the kitchen.

## Bedroom One 3.25m x 2.64m

This tastefully decorated bedroom has painted walls and a beige fitted carpet. There is a storage heater, double sockets and a pendant light fitting. A window with curtains faces the side elevation.

# Property Dimensions

## **Bathroom 1.75m x 1.91m**

The well-presented bathroom benefits from a bath with a glass shower above. There is a white WC, a pedestal hand basin as well as a towel ladder radiator. Vinyl has been laid to the floor. The walls have been partially tiled; there is a flush light fitting and a wall mounted cupboard. An opaque window faces the rear elevation.

## **Bedroom Three 2.93m x 3.59m**

This tastefully decorated room is of good proportions and benefits from a recessed shelved alcove. A carpet has been laid to the floor, there is a storage heater, a pendant light fitting and double sockets. A window with curtains faces the front elevation.

## **Garage & Garden Grounds**

The property occupies a generous plot which extends to half an acre. There is off-road parking available in front of the single garage as well as in the gravel driveway. The grounds to the rear and side of the property are surrounded by mature trees and are mainly laid to lawn. The front garden is fully enclosed by a dry-stone dyke with many varieties of flowers, hedging and well-established trees. The garden boasts Caithness flagstone paving. Attached to the cottage is a stone-built store which provides useful storage space, and there is also a freestanding drystone shed within the grounds, offering additional storage or potential for a variety of uses. The garage has an electric door, a built-in workbench, power and light, as well as a window to the rear.

## **Bedroom Two 2.48m x 1.94m**

This single bedroom is light, bright and neutral in décor. The room benefits from a beige fitted carpet and a hatch which give access to the loft void. There is a pendant light fitting and double sockets. A window with curtains faces the rear elevation.

## **The Shepherds Hut 5.16m x 2.17m**

The Shepherds Hut has an open plan living/bedroom/kitchen area. The kitchen space consists of wooden worktops, built in cupboards with a Belfast sink, hob, microwave and a fridge. There is a wall mounted table as well as an electric stove fire. Under the built in bed is a space for storage, there are industrial wall lights and dual aspect windows. A door gives access to a well-presented shower room which comprises of a pedestal hand basin, WC and a recessed shower. A window faces the side elevation.

## 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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## **Why Choose Yvonne Fitzgerald Properties**

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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.