



Hoyview, Portskerra

Offers Over £250,000

4 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive detached family home, occupying an elevated position with breathtaking panoramic sea views. Offering spacious and versatile accommodation over two levels, this well-presented property combines comfortable family living with outdoor space and substantial outbuildings, making it an ideal home for a range of buyers.

Internally, the property is bright, welcoming and beautifully maintained throughout. The generous lounge enjoys spectacular coastal views and features an attractive open fireplace set on a Caithness flagstone hearth, creating a warm and inviting focal point. There is a useful downstairs bedroom, while the shower room has been stylishly finished with a modern walk-in shower.

The spacious kitchen is well-equipped with an excellent range of wooden wall and base units, integrated cooking appliances and generous worktop space. Dual aspect windows flood the room with natural light while framing the stunning surrounding views. A door from the kitchen provides direct access to the enclosed rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The master and second bedrooms are generous doubles, while the third bedroom benefits from a useful built-in storage cupboard. A bright landing also enjoys an elevated outlook across the coastline.

Externally, the home sits within generous garden grounds. The front garden has been laid to gravel and provides ample off-road parking for several vehicles, while the enclosed rear garden is mainly laid to lawn with pathways leading to the substantial outbuildings. A large block-built shed and an impressive barn, both benefiting from power, offer exceptional storage and workshop space, with the barn providing excellent potential for agricultural, business or hobby use.

Viewing is highly recommended to appreciate the outstanding coastal views, versatile accommodation and excellent range of outbuildings that this superb home has to offer.



Extra Information

Services

School Catchment Area is - Melvich Primary, Farr High School

EPC

F

Council Tax

C

Tenure

Freehold

Viewing

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

Extras

What3Words: [///truly.pilots.elders](https://truly.pilots.elders)

Key Features

- Detached family home in an elevated position with breathtaking panoramic sea views
- Bright lounge with open fireplace and Caithness flagstone hearth
- Impressive barn with power offering excellent storage, agricultural or business potential



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Hallway 3.07m x 1.23m

This bright and welcoming hallway is neutrally decorated, with painted walls and carpeted floor, and is accessed through a half-glazed UPVC door. There is a central heating radiator, a small cupboard housing the electrics, a pendant light fitting and coving. A stairway with a turn leads to the first-floor landing. There is an under-stairs storage cupboard with some shelving space and doors leading to the bathroom, family room and another one to the lounge.

Kitchen 4.17m x 3.37m

This bright kitchen has wooden wall and base units, laminate worktops and matching splashback with a stainless-steel sink, drainer and mixer tap built into the worktop. There is a space for a washing machine, fridge-freezer and a dishwasher. The kitchen also benefits from a flush light fitting, a heat detector, central heating radiator and a built-in oven, a four-ring hob with a hooded extractor fan above. A storage cupboard provides shelf space and houses the hot water cylinder. There are dual aspect windows providing fabulous views. a UPVC door leads to the rear garden.

Bathroom 3.07m x 1.72m

The modern and cheery bathroom, has a contemporary walk-in shower enclosure and a wet wall surround. There is a flush light fitting, a WC and an up-to-date sink with a mixer tap, built into a double-drawer unit with a tiled splashback surround. An obscure window facing to the rear elevation allows plenty of light, and a fitted tall grey wall cabinet offers ample storage space. There is a chrome heated towel rail, neutrally painted walls and the floor has been laid to wood-effect grey vinyl.

Master Bedroom 3.66m x 3.51m

This well-proportioned, slightly coombed, neutrally decorated and carpeted bedroom has a window facing to the front elevation boasting striking sea views. There is a central heating radiator, a pendant light fitting and an a number of power points.

Lounge 4.57m x 3.88m

The walls in this spacious lounge are painted in neutral tones and the floors laid to a beige hued carpet. The window is facing to the front elevation and offers spectacular sea views. The open fire with a flagstone hearth and surround makes a fabulous feature point. There is a flush light fitting on the ceiling, a smoke alarm, a central heating radiator and there are plenty of power points.

Bedroom One (Downstairs) 3.87m x 3.09m

This airy room, benefits from a window to the front elevation that has stunning sea views. It is decorated in neutral tones, with wallpapered walls and the floor has been laid to carpet. There is a central heating radiator, a pendant light fitting, some coving and plenty of power points.

Stairs to top Landing 4.38m x 2.03m

A carpeted staircase with a small turn leads to the top landing. The walls are painted in neutral colour and the floor has been laid to beige carpet throughout. There is a central heating radiator, pendant light fitting and a smoke alarm. A large window to the front elevation offers breathtaking sea views and plenty of natural light. There are three doors each leading to respective bedrooms.

Bedroom Three 3.58m x 2.29m

This well-proportioned, slightly coombed, neutrally decorated and carpeted bedroom has a window facing to the rear elevation. There is a central heating radiator, a pendant light fitting and an adequate number of power points.

Property

Dimensions

Bedroom Four 2.83m x 3.54m

This good-sized, slightly coombed, bright bedroom has painted walls and the floor has been carpeted. A window facing to the front elevation lets in plenty of natural light and presents stunning views. It is also equipped with a central heating radiator, pendant light fitting and an in-built storage cupboard.

Shed 5.01m x 4.26m

This useful, block-built structure is accessed via a wooden door and has power connection and equipped with power points and ample storage space.

Garden

The front garden has been laid to gravel and has ample off-road parking for multiple vehicles.

The rear garden is enclosed and mainly laid to lawn. This area houses an oil tank, has paths and provides access to the outbuildings.

Barn 17.06m x 5.80m

The barn is very large, block-built and has power and plenty of power points. The flooring is concrete and the building can be accessed via a side pedestrian wooden door. There is a large double door to the side elevation. Also, within the barn, there is a pen area measuring 3.78 x 3.02 m

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.



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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.