



Ceol Na Mara, Scarfskerry

Offers Over £320,000

4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this impressive detached house, situated in a sought-after rural location in Scarferry. Offering spacious and flexible accommodation over two levels, the property enjoys a peaceful countryside setting, generous gardens extending to approximately 0.6 of an acre and an integral double garage.

The property is entered through a bright front vestibule, leading into a spacious inner hall featuring a striking wooden spiral staircase and attractive coved arches. The ground floor offers a well-appointed kitchen, utility room, family room, three bedrooms and a generous family bathroom. The kitchen is fitted with quality oak wall and base units, laminate worktops and a range of integrated appliances, including a double oven, five-ring Neff gas hob, dishwasher and American-style fridge freezer. Glazed patio doors provide access to the enclosed garden. The adjoining utility room offers further storage, a sink and space for a washing machine and tumble dryer.

The ground floor also provides three bedrooms, including one with built-in wardrobes, together with a spacious family bathroom featuring a double shower enclosure, bath and vanity unit. A useful family room provides additional living or reception space.

A feature wooden spiral staircase leads to the first floor. The impressive upstairs lounge is a particular highlight, featuring four Velux windows and glazed patio doors opening onto a balcony overlooking the surrounding countryside. A wood-burning stove set on a polished Caithness flagstone hearth creates an attractive focal point.

The first floor also provides a generous fourth bedroom with extensive built-in storage and a stylish shower room.

Externally, the property occupies approximately 0.6 of an acre, with the grounds surrounded by woodland and enclosed by a combination of drystone dyke and ranch-style fencing. The gardens are mainly laid to lawn and feature established planting, apple trees, a patio area and outside wood store. A large gravel driveway provides ample parking, while the integral double garage offers excellent storage and workshop space and houses the central heating boiler.



Extra Information

Services

School Catchment Area is Crossroads Primary School /
Thurso High School

EPC

D

Council Tax Band

E

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Detached rural property**
- **Integral double garage**
- **Established garden grounds**
- **Approx. 0.6 acre grounds**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Vestibule 1.39m x 3.68m

Accessed via a UPC door, this bright vestibule benefits from a window to the front elevation. The floor has been laid to practical ceramic tiles with a pendant light fitting to the ceiling. There is coving fitted along with a smoke alarm. A large glazed panel provides a feature in the hallway as well as providing daylight to flood the area. There is a floor to ceiling window to the side elevation.

Family Room 4.22m x 3.20m

This lovely bright room is of good proportions and benefits from coving to the ceiling, a pendant light fitting and a central heating radiator. The floor has been laid to carpet and there are ample double sockets along with a phone point. There is a window to the rear elevation.

Utility Room 3.23m x 1.56m

This utility room benefits from oak base and wall units with laminate worktops. There is space for a washing machine and tumble dryer. This room also boasts a stainless-steel sink with a drainer, a smoke alarm and chrome light fitting. There is a two pane UPVC door that gives access to the garden.

Bedroom Two 3.59m x 3.20m

This second ground floor bedroom benefits from a window to the rear elevation allowing natural daylight to keep the room bright. The walls are neutrally painted with coving to the ceiling and a pendant light fitting. There is a central heating radiator to the wall along with double electrical sockets.

Inner Hall 4.57m x 12.1m – (Longest & Widest)

This open and bright inner hall features a stunning wooden spiral staircase along with feature coved arches. There are three useful storage cupboards along with ceiling and wall lights. The hallway benefits from coving to the ceiling and ample double sockets. Doors lead from here to the bathroom, three bedrooms, kitchen, utility room and the family room.

Kitchen 4.20m x 4.22m

This beautiful kitchen benefits from good quality oak base and wall units along with laminate worktops. There is a stainless-steel sink with a drainer, a double oven and five ring Neff gas hob with an extractor above. There is also an American fridge freezer, and dishwasher. The kitchen benefits from lighting underneath the units as well as in the plinth boards. There is a central heating radiator, a smoke alarm and a heat detector. There is coving to the ceiling with a chrome light fitting. A window faces to the side elevation and patio glazed doors give access to the enclosed garden.

Bedroom One 3.46m x 3.21m

This neutrally decorated bedroom on the ground floor benefits from carpet to the floor, a central heating radiator and a pendant light fitting. There is coving to the ceiling, with ample double sockets and a window to the rear elevation.

Bathroom 3.18m x 3.29m

This immaculately presented bathroom is of excellent proportions and boasts a double shower enclosure along with a bath to the opposite wall. There is a white WC whilst the basin is built into a grey vanity unit with mirror above. The floor has been laid to laminate and there is a chrome ladder radiator as well as a further smaller radiator to the wall. There are ceiling downlighters as well as an extractor fan and a window faces to the front elevation.

Property Dimensions

Bedroom Three 3.2m x 3.54m

This charming room boasts built in wardrobes with hanging and shelf space. The floor has been laid to carpet and there are ample double sockets along with a pendant light fitting. A window faces to the rear elevation.

Bedroom Four 4.76 m x 3.52m

This first floor bedroom is light and airy with two Velux windows. The room benefits from excellent storage with a triple mirrored wardrobe providing excellent hanging and shelf space. The floor is laid to a neutral carpet and there is a central heating radiator to the wall along with double sockets and two pendant light fittings.

Shower Room 2.33m x 1.83m

This room has white painted wall and benefits from built in basin and WC. There is a quadrant shower enclosure with mains powered shower and rainforest head. To the wall there is a white ladder radiator along with a wall light and ceiling downlighter. The room has a shaver socket and an extractor fan and a window faces to the side elevation.

Garage 6.75m x 5.59m

The integral double garage benefits from dual aspect windows as well as light and power. There are base and wall units for storage with the garage also housing the central heating boiler.

Stairs & Top Landing 5.33m x 3.51m - (Longest & Widest)

This bright landing at the top of the wooden spiral stair case features a stunning triangular window with views over the countryside. A cupboard provides storage whilst doors give access to the stylish lounge, shower room and bedroom. A hatch leads to the loft void. There are two pendant light fittings along with a double socket.

Upstairs Lounge 6.15m x 5.59m - (Longest & Widest)

This stunning first floor lounge is light and airy with four velux windows and double-glazed patio doors with a balcony allowing full view of the stunning countryside. A focal point in the room is the cozy stove fire which sits on a polished Caithness flagstone hearth. There are wall lights along with ceiling downlighters, two central heating radiators and ample double sockets along with a phone and aerial point. The floor has been laid to a neutral carpet.

Gardens

The garden is approximately 0.6 of an acre and benefits from a drystone dyke and ranch style fencing around the boundary. Surrounded by woodland the garden is very sheltered and has recently had a new sewage treatment plant system installed. The garden benefits from a patio area along with apple trees, pampas grass and a variety of flowers. The front side and rear gardens are mainly laid to lawn with an outside wood store and water tap. There is ample parking on the large gravel driveway.

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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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.