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Young Robertson & Co.



ROWAN GARTH, STIRKOKKE, WICK

Rowan Garth is a substantial detached U shape steading that is beautifully decorated to a high standard throughout. Offering spacious and flexible living, in a fantastic and tranquil rural location, the property benefits from oil central heating which is further enhanced by a large multi fuel stove in the lounge which is set in an attractive stone built feature fireplace. An open vaulted beamed ceiling continues from the lounge into the open plan kitchen which is fitted in a classic country style kitchen with Rayburn. All of the hard wood double glazed windows are deeply silled with attractive bespoke shutters and the master bedroom has a dressing room which leads onto an impressive en-suite shower room. Accommodation comprises lounge/diner, kitchen, utility room, master bedroom, dressing room, en suite shower room, family bathroom, WC and four further bedrooms. A private road leads to the property where you will find parking for numerous vehicles and the attached garage. There are extensive landscaped mature garden grounds that extend to approximately 0.6 acres, that incorporate a pond, sheltered BBQ area, timber sheds and greenhouse. Viewing is highly recommended to fully appreciate all the property offers.

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OFFERS OVER £250,000

Entrance Lobby

15'08" x 3'10"

Partially glazed hard wood front door. Cloak cupboard housing hanging rail and shelf. Window to courtyard. Dado rail. Radiator. Overhead storage cupboard.

Lounge/Kitchen/Dining Room

25'05" x 15'04" 7.76m x 4.67m max

Open plan in design is this impressive room which boasts a large feature stone fireplace with wood burning stove and vaulted ceiling with wooden beams. Impressive arch window with stone surround to the gable end of the property. Three additional windows. Wall lights. TV and telephone point. Two radiators. Access to eaves. Opening to kitchen.

Kitchen

3.39m x 3.25m 11'01" x 10'07"

Fitted country kitchen with Rayburn and various eye and base level units with work top space and splash back tiling. Four ring gas hob. Double sink with mixer tap and drainer. Space for dishwasher. Tile effect vinyl flooring. Window to side. Vaulted ceiling with wooden beams.

Hallway

Split level carpeted hallway with dado rail. Two radiators. Cupboard housing the hot water system. Two windows overlooking the courtyard. Hatch access to the loft. Telephone point. Double door to cloak cupboard with hanging rail and shelving. Partially glazed hard wood door to the courtyard.

Bedroom 3

4.03m x 3.19m 13'02" x 10'05"

Double aspect windows with original wood lining and shutters. Wood lined vaulted ceiling. Built in wardrobes to one wall with shelving, hanging rails and overhead storage units. Radiator. Carpet. TV and telephone point. Dimmer switch.

Bathroom

2.61m x 2.24m 8'06" x 7'04"

Wash hand basin with mixer tap. WC. Bath with glass shower screen and thermostatic shower. Mirrored bathroom cabinet and shelving to wall. Wood effect vinyl flooring. Extractor. Radiator. Wall mounted infrared bathroom heater. Window to rear. Spotlight. Wall lights. Picture rail moulding and partial tiling to walls.

WC

1.66m x 0.97m 5'05" x 3'02"

WC. Wash hand basin with splash back tiling. Picture rail moulding and shelving brackets to wall. Radiator. Tile effect vinyl flooring. Extractor.

Utility Room

2.19m x 1.76m 7'02" x 5'09"

Eye and base level units with work top space and splash back tiling. Stainless steel sink. Services for washing machine. Space for fridge. Electrics to wall. Shelving brackets and coat hooks to wall. Radiator. Extractor. Hatch access with ramsay ladder to partially floored loft. Partially glazed door to rear garden.

Bedroom 5

3.52m x 2.30m 11'06" x 7'06"

Window with shutters to rear. Carpet. Radiator.

Bedroom 4

3.52m x 3.02m 11'06" x 9'10"

Window with shutters to rear. Radiator. Carpet. Dimmer switch. TV point.

Bedroom 2

4.64m x 3.29m 15'03" x 10'09" max

Window with shutters to rear. Radiator. Carpet. Dimmer switch.

Master Bedroom

4.64m x 3.84m 15'02" x 12'07" max

Double aspect windows with shutters. Carpet. Two radiators. Door to dressing room.

Dressing Room

2.76m x 2.05m 9'00" x 6'09"

Walk in wardrobe with various fitted shelving and hanging rails. Window to side. Carpet. Door to en suite shower room.

En Suite

3.33m x 1.75m 5'09" x 11'00"

Large walk in shower enclosure with thermostatic rain head shower and handset, fully tiled. WC. Shelving bracket to wall. Shaver point. Radiator. Extractor. Skylight. Wall lights. Tile effect laminate flooring.

Garage

Sliding double doors. Pedestrian access and window to side. Water and power. Stainless steel sink with drainer. Overhead storage to eaves.

Garden

Approximately 0.6 acres of ground, there is a private road that leads into the property where you will find parking for numerous vehicles and the attached garage. The front courtyard has Monobloc paving. The expansive garden grounds include a fantastic array of mature shrubs, plants and trees all bounded with dry stone walls. Beautifully presented the gardens include ponds with rockery (currently covered with mesh), raised vegetable patch, patios, timber sheds and greenhouse. Outside tap. A sheltered BBQ area with decking and water feature serves as a lovely al fresco extension to the main living accommodation.

General Information

The floor coverings and shutters as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band E. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

D

Postcode

KW1 5SG

Entry

By arrangement.

Viewing

By arrangement with our Wick office.

Price

Offers over £250,000 should be submitted to our Wick office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Directions

From the A882 take the turning at Haster for Thrumster. Continue up this road taking the second turning to the right. Continue along this road for approximately 0.7 miles and you shall see the property on the left hand side.

Location

A rural farming community on the outskirts of Wick. Wick one of the two main towns of the district has supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 2 hours drive.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.



