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Young Robertson & Co.



THE CROFT HOUSE, SWINEY, LYBSTER

A lovely three bedroom property within large landscaped garden grounds, garage, approximately 5 acres of agricultural land, outbuildings and polytunnel which is situated overlooking fields and out to the open sea. Benefitting from uPVC double glazing throughout, apart from the rear porch which is single glazed. There is oil fired central heating which is further enhanced by an open fire to the lounge. Accommodation consists of conservatory, porch, lounge, kitchen/diner, dining room, drawing room, a second smaller kitchen, three bedrooms (two with ensuite), bathroom and shower room. Sitting in 6 acres of land with a garage, two stone built outbuildings, greenhouse, a soft fruit cage, a duck house and a hen house. There is offroad parking to the side for four vehicles with floodlighting to that area and to the front of the property. The garden grounds are laid mainly to grass with trees and shrubs. The property could be utilised as a B & B as it has been in the past. There is also part of the house that could be used as its own annexe as it contains a front vestibule, kitchen, bedroom, shower room and lounge. This would make the property into a two bedroom property along with a one bedroom property. Viewing is recommended to appreciate the potential and versatility of this property.

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OFFERS OVER £205,000

Conservatory

3.87m x 1.92m 12' 8" x 6' 3"

Mostly glazed uPVC entrance door with windows to front and sides. Ceramic tiled floor. Half glazed door to hallway.

Hallway

Carpeted. Radiator. Stairs to upper floor. Under stairs storage cupboard.

Dining Room

3.88m x 3.60m 12' 8" x 11' 9"

Window facing to front. Doors to drawing room and kitchen/diner. Two radiators. Carpeted.

Drawing Room

5.53m x 3.95m 18' 1" x 12' 11"

Large picture window facing onto garden. Window also to side. Two radiators. Laminate flooring. Hatch to attic space. T.V. point.

Lounge

3.82m x 3.64m 12' 6" x 11' 11"

Window facing to front. Open fire with tiled hearth, wood surround and mantle. Carpeted. Two radiators. T.V. point.

2nd Kitchen

2.97m x 2.44m 9' 9" x 8' 00"

Wall and base units with fitted worktops and fitted breakfast bar. Electric cooker with cooker hood above. Stainless steel sink with drainer and mixer tap. Services below unit for washing machine. Window facing to front. Radiator. Vinyl flooring. Hatch to attic space. Open archway into bedroom.

Bedroom 1

4.25m x 3.81m 13' 11" x 12' 6"

Windows to front and side with deep sills. Built in wardrobe with hanging and shelves. Shelved cupboard. Two radiators. Carpeted. T.V. point. Half glazed door to vestibule.

Vestibule

1.89m x 1.21m 6' 2" x 3' 11"

Half glazed uPVC entrance door to side. Window facing to front. Coat pegs to wall. Radiator. Vinyl flooring.

Lobby

Carpeted. Fitted wardrobe with hanging and shelves. Door to shower room.

Shower Room

1.82m x 1.66m 6' 3" x 5' 5"

Three piece suite comprising shower with shower boarding to walls and fitted with electric Triton shower, W.C. and handbasin with splashback. Mirrored unit to wall. Fitted mirror with light to wall. Radiator. Carpeted.

Bathroom

2.66m x 1.82m 8' 8" x 5' 11"

Three piece suite comprising bath, W.C. and handbasin with tiled splashback. Opaque window to rear with deep sill. Mirrored cabinet to wall. Towel rail fitted to wall. Radiator. Carpeted.

Kitchen/diner

4.87m x 3.98m 15' 11" x 13' 00"

Wall and base units with fitted worktops. Stainless steel sink with drainer and mixer tap. Airing cupboard housing hot water tank and shelved. Large picture window facing to front with deep sill. Services below worktop for washing machine and dishwasher. Radiator. Vinyl flooring. B.T. point.

Rear Porch

2.14m x 1.55m 7' 00" x 5' 1"

Half glazed entrance door and single glazed windows to front and sides. Concrete floor.

Staircase to upper landing

Fitted with handrail. Wood lined ceiling. Velux window to ceiling.

Bedroom 2

3.93m x 3.54m 12' 10" x 11' 7"

Window to front with deep sill. Radiator. Carpeted. Door to ensuite.

Ensuite

1.87m x 1.39m 6' 1" x 4' 6"

Three piece suite comprising shower enclosure with tiled walls and fitted with Triton electric shower, W.C. and hand basin with tiled splashback. Fitted mirror to wall. Fitted shelf to wall. Heated towel rail. Fitted towel rail. Velux window to ceiling. Carpeted. Shaving point.

Bedroom 3

3.94m x 3.59m 12' 11" x 11' 9"

Window to front with deep sill. Radiator. Carpeted. Door to ensuite.

Ensuite

1.85m x 1.23m 6' 1" x 4' 00"

Three piece suite comprising shower enclosure with tiled walls and fitted with Triton electric shower, W.C. and hand basin with tiled splashback. Fitted mirror to wall. Fitted towel rail. Heated towel rail. Carpeted. Shaving point.

Garage

Garage with newly fitted electric up and over door. Pedestrian door and window to side. Outside light, power and light inside.

Car Park

There is floodlit parking to the side of the property for 4 vehicles. The drive to the other side has a static caravan which is used as storage.

Steading

9.68m x 3.79m 31' 9" x 12' 5"

Stone built with a concrete floor and corrugated roof. Partial glazed entrance door and windows to the side and rear. Power and light. Internal door into barn.

Barn

8.50m x 5.72m 27' 10" x 18' 9"

Connected to the steading by an internal door. Concrete floor with a metal roof. Sliding door to the side. Rafter storage. Power and light. Part of the building has been sectioned off and is used as a woodwork room.

Log Store

Stone built store for logs.

Polytunnel

32' x 18'

Newly recovered. A door and window to each end. Power, light and water. Contains two apple trees, two peach trees and a plum tree which occupy approximately 1/3 of the ground space.

Land

Five acres of ground make this Agricultural Holding plus approximately an acre of landscaped garden grounds.

Garden

Large area of landscaped garden grounds laid mainly to grass with trees and shrubs. There is an Orchard within the grounds and a soft fruit cage. There is a hen house, duck house and a greenhouse (all with power, light and water). There are apple trees and a fig tree.

General Information

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

Council Tax

The subjects are in band D. 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 Rating

E

Postcode

KW3 6BT

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £205,000 should be submitted to our Wick office.

Office Hours

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

Location

The village of Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping, Post Office, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes drive to the north provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within under two 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.



