



solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## WINDYBRAE, BOWER

An individually designed property sitting in 30 acres of land, lovingly restored and upgraded to a standard that is rarely seen. Viewing is a must to appreciate the quiet location, panoramic country views and the sheer size of this property which has only come onto the market as the owners are moving abroad. The house has three bedrooms downstairs, while upstairs there are two large attic rooms, currently being used as a games room / office and a music room. An integral garage separates the house from the one bedroom cottage. There is a recently built metal workshop which has a 4 ton ramp and a fenced hard standing to the rear. The garden grounds extend to 2 acres and are split into various areas. There is a further 28 acres of land which is double fenced and planted with hedging. The ground extends to 11 acres of arable land which is split into 4 fields and 17 acres of rough grazing. Sitting in an elevated position commanding open views of Dunnet Head and the Orkney Isles. The front of the property is positioned at the end of an adopted road and therefore there is no passing traffic. Windybrae would be suitable for numerous commercial ventures. At present it is a large family home with its own fold of Highland Cattle.

**FIXED PRICE £325,000**

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## MAIN HOUSE

A beautiful three bedroom property which has a sympathetic mix of contemporary and traditional styles. The heating system is oil fired which is further enhanced by a multi fuel / log burner to the lounge. The many windows are wood framed double glazing giving lots of natural daylight. The accommodation consists of very spacious rooms throughout and has a large kitchen, which flows through an open archway to a large dining area. The kitchen is fitted with solid wood units, a double Rangemaster gas cooker, a double height integral fridge and an integral dishwasher. Immediately off the kitchen is a Utility room with washing machine, tumbler drier and combi oven / microwave. There is a large lounge with five windows giving spectacular views. The closed in log burner sits on Caithness flagstone with a wood surround and mantle. A second dining room with patio doors leads out to a decked area overlooking the front garden. Moving through the property there are two bathrooms and three bedrooms. The master bedroom leads from a hallway which gives access only to the master bedroom and bathroom. The bedroom has been fitted with exclusively designed Ashley Ann furniture. The bathroom across the hallway is fitted with a four piece suite which contains both a bath and separate shower. A mahogany staircase leads up to the first floor rooms which are presently used as a games room and music room. The large full length window in the games room offers spectacular views towards Dunnet Head and the Orkney Isles. The entire property is fully insulated throughout and the upstairs rooms have extra sound proofing. Floorings are mostly of solid wood. There are several lofts, two of which are floored to provide extensive storage. There is a stone built wood store to the side which is also insulated and harled.

## GARAGE

An integral garage with an electric door and also a pedestrian door to the rear leading into the garden. The garage separates the main house from the cottage.

## COTTAGE

The cottage is integral to the main house but has its own access front door which is nicely ramped. The accommodation consists of a spacious entrance hall, lounge, galley style kitchen, bedroom and a wet room. The heating system is oil fired and there is wood framed double glazing throughout. Also boasting spectacular views this cottage can have various uses, as a home for elderly parents, adult children or to provide an extra income.

## WORKSHOP

Recently built and of metal construction, the building measures 12m x 6m and is divided into 3 x 4m bays. It has 2 roller doors and 1 security door. It is also fitted with a 4 ton ramp. Fitted with power and light. There is a fenced hard standing to the rear. The building can be adapted for a variety of uses, or would easily convert into stables for the keen Equestrian.

## POLYTUNNEL

A super strength polytunnel with aluminium sliding doors that was fabricated for the weather in the Scottish Highlands and Islands. Measuring 7m x 3m there is a potting bench, aluminium benches and an irrigation system.

## GARDEN GROUNDS

The two acres of gardens grounds offer a wide scope to potential buyers. On approach there is a chipped central turning area with parking and a large central area of ground that is laid to grass with trees. There is a well established front garden that is laid to grass with a herbaceous border. To the rear is a walled vegetable garden with raised beds and a polytunnel. There is a further large grassed area to the side with a fenced pound which was previously used for

chickens, ducks and for dog kennels. There is a large shed within the pound area which measures 12' x 6'. Trees surround the property and the pond/marsh area supports many wild flowers. Deer roam freely.

## LAND

The land is 11 acres of arable which is divided into 4 fields and 17 acres of rough grazing. It is currently home to a fold of Highland Cattle. The perimeter has been double fenced and planted with hedging. Grants are available if the land is used to support animals. There are no restrictions on the use of the land as it is NOT designated as croft land.

## General Information

The floor coverings and blinds as fitted are included in the sale. As the owners are moving abroad, they will negotiate the sale of furniture with buyers. The property is approached by an adopted road which means it is served by all council facilities, grass cutting of verges, refuse collection and snow ploughs/gritters in the winter months. Home Report available from [wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)

## Council Tax

The subjects are in band C. 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

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## Postcode

KW1 4TT

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

Fixed Price £325,000 should be submitted to our Wick office.

## Office Hours

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

## Directions

If approaching Bower from either Thurso or Wick, turn into the village at the crossroads. You will pass the school and church on your left. Turn next right at Smerral Croft and then take the first left, following the road all the way to the end, gradually bearing left to Windybrae.

## Location

The village of Bower is 10 miles from Thurso and around 11 miles from Wick. Bower has a regular bus service through the village and is served by Wick, Thurso and nearby Castletown for shops, taxis and post offices.. It has a Primary School, a Nursery and a Community Centre. Secondary pupils can choose to attend either Wick or Thurso High School.

*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.*







