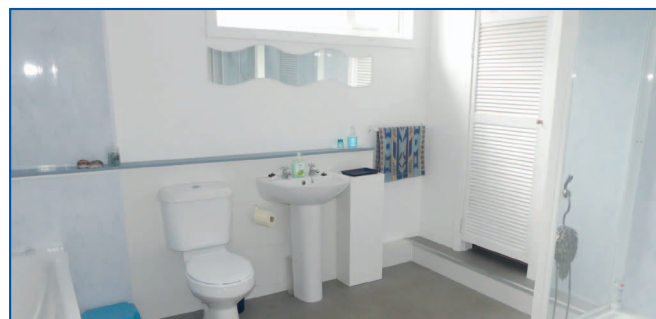


solicitors • estate agents

# Young Robertson & Co.



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## LOWER HOUSTRY, HALKIRK

Superb opportunity to purchase this three bedroom 1½ storey detached property with self-contained annex, several attached and detached outbuildings and 22.83 acres of land. Quietly tucked away in a very private location the original part of the house was constructed in 1879 and has been upgraded and extended over several years with the flat roof of the rear extension being replaced in 2016. A newly fitted Ashley Ann kitchen has been installed, and the property benefits from double glazing and gas central heating which is further enhanced by a cosy open fire in the living room. To the main house accommodation comprises living room, dining room, kitchen/breakfast room and large family bathroom to the ground floor, with three further bedrooms to the first floor. The self-contained annex is open plan in design with living, kitchen and bedroom area shower room. It has its own external access and can also be accessed internally from the dining room. There are several stone and timber outbuildings incorporating a greenhouse, stables, store and also a garage. Mature garden grounds surround the property which enjoys open and undisturbed countryside views. Previously operating as a riding school and livery the property could be utilised for an array of commercial uses as well as providing a fantastic family home with granny flat/annex. Viewing is highly recommended.

## OFFERS OVER £185,000

## Hallway

**3.74m x 3.62m 12'03" x 11'10"**

Partially uPVC front door. Tiled flooring. Stairs to first floor. Traditional wood lined ceiling and walls. Under stairs storage cupboard also housing the electrics. Telephone point. Radiator.

## Living Room

**3.74m x 3.62m 12'03" x 11'10"**

Double aspect windows. Radiator. TV and telephone point. Traditional wood lined ceiling and walls. Open fireplace with tiled surround and wooden mantle. Vinyl flooring. Fitted shelving unit. TV and telephone point. Traditional wood lined ceiling and walls.

## Dining Room

**3.74m x 3.45m 12'03" x 11'04"**

Window to front. Flagstone flooring. Radiator. Fitted bookcase. Under stairs shelved storage cupboard. Partial wood lining to walls.

## Kitchen

**4.04m x 3.93m 13'03" x 12'10" max**

Newly fitted Ashley Ann kitchen with various eye and base level units. Carron phoenix stainless steel sink with mixer tap. Space for cooker, washing machine, fridge and freezer. Shelved pantry cupboard. Partially glazed uPVC door to garden.

## Inner Hallway

**3.42m x 1.15m 11'02" x 3'09"**

Fitted shelving to wall. 12 panel glazed door to hallway. Vinyl flooring. Radiator. Partially glazed uPVC door to garden. UPVC panelling to ceiling.

## Bathroom

**3.30m x 2.92m 10'10" x 9'07"**

WC with push top flush. Wash hand basin. Bath. Large shower enclosure with electric shower and wet wall. Radiator. Towel radiator. Step up to louver door to cupboard housing the boiler and further radiator. Partial wet wall and uPVC panelling to ceiling. Window to rear. Fitted bathroom cabinet. Vinyl flooring.

## Landing

Traditional wood lined ceiling and walls, and original timber flooring. Two velux windows. Radiator to stairwell.

## Bedroom 1

**3.50m x 3.13m 11'05" x 10'03"**

Traditional wood lined ceiling and walls, and original timber flooring. Fitted cabin bed with storage and pull out desk. Window to front. Two sets of double louver doors to fitted wardrobes.

## Bedroom 2

**3.78m x 3.31 12'05" x 10'10"**

Traditional wood lined ceiling and walls. Laminate flooring. Cast iron fireplace with wooden surround not currentl in use. Window to front. Fitted shelving.

## Bedroom 3

**2.44m x 1.97m 8'00" x 6'05"**

Traditional wood lined ceiling and walls. Laminate flooring. Raised single cabin bed. Velux window.

## Annex

**7.97m x 3.78m 26'02" x 12'05"**

Self-contained large impressive room making great use of space. Wood lined walls and ceiling. Vinyl flooring. Four deeply silled windows and two velux windows. Compact fitted kitchen area with attractive fitted shelving, base units, and worktop space with Belfast sink. Spotlight above. Fitted shelving and bookcase. Sitting area. Fitted cabin bed with surrounded shelving. Shower room with corner shower enclosure with electric shower. Wet wall. WC with push top flush. Towel radiator. Partially glazed uPVC door to garden. Access to barn.

## Stone Outbuildings:

### Barns/Stables

**5.86m x 4.43m 19'03" x 14'06"**  
**7.07m x 4.31m 23'2" x 14'01"**  
**10.32m x 4.96m 33'10" x 16'03"**

## Timber Outbuildings:

### Stables

**2.60m x 2.55m 8'06" x 8'04"**  
**2.60m x 2.55m 8'06" x 8'04"**

### General store

**2.55m x 1.71m 8'04" x 5'07"**

### Greenhouse

**2.82m x 2.49m 9'03" x 8'02"**

### Wood store

**5.46m x 2.69m 8'10" x 7'10"**

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band B. 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

C

## Postcode

KW12 6UJ

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £185,000 should be submitted to our Thurso Office.

## Office Hours

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

## Location

Only a mile from the village of Halkir. Halkirk which is seven miles from Thurso and has local shopping facilities, sub-Post Office, hairdressers, garage, takeaway and restaurant, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. It also play host to the annual Halkirk Highland Games, a traditional and spectacular Scottish sporting event established in 1886. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 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.*

