



solicitors • estate agents

# Young Robertson & Co.



## STAR CROFT, TOFTINGALL, WATTEN

Set in a quiet and idyllic location is this agricultural small holding with two bedroom bungalow and outbuilding and land that extends to approximately 41 hectares (103 acres). The property could be utilised for a number of uses included equestrian. The dwelling includes an open plan kitchen and lounge, utility room, bathroom and two bedrooms and benefits from gas central heating and uPVC double glazing. There is approximately 9.58 ha (23 acres) of arable land and 32.4 ha (80 acres) of hill land. Enjoying open panoramic far reaching views to the surrounding countryside with Scaraben and Morven on the horizon. Only a short drive from the village of Watten, and centrally located between Thurso and Wick viewing is recommended.

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) 

**OFFERS OVER £270,000**

### Entrance Vestibule **1.99m x 1.74m 6'06" x 5'08"**

Glazed uPVC front door. Window to side. Flagstone flooring. Steps and glazed door to the lounge/diner.

### Lounge/Diner **6.85m x 4.67m 22'05" x 15'04"**

Kitchen area with vinyl flooring, fitted eye and base level units, work top space and splash back tiling. Stainless steel sink with drainer. Space for cooker. Carpet to lounge area with TV point, wall lights and two radiators. Three windows. Hatch access to the loft.



### Utility Room **2.61m x 2.39m 8'06" x 7'10"**

Stainless steel sink with double drainer. Services for dishwasher. Boiler to wall. Telephone point. Airing cupboard with shelving and housing the hot water tank. Radiator. Vinyl flooring. Partially glazed door to rear.

### Bathroom **2.62m x 2.12m 8'07" x 6'11"**

WC. Wash hand basin. Bath with splash back tiling and shower tap attachment. Radiator. Vinyl flooring. Window to side.

### Bedroom 1 **3.89m x 2.72m 12'09" x 8'11"**

Window to front. Carpet. Radiator. Fitted wardrobes with overhead storage.

### Bedroom 2 **3.88m x 1.88m 12'09" x 6'02"**

Window to side. Carpet. Radiator. Fitted wardrobe with overhead storage.

### Outbuildings

#### Agricultural Shed **22.47m x 8.73m 73'08" x 28'07"**

Water and power supply.

#### Lean to at side **22.47m x 7.92m 73'08" x 26'00"**

#### Lean to rear **14.00m x 3.52m 46'01" x 11'06"**

#### Bull Pen **4.94m x 4.53m 16'02" x 14'10"**

### 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 A. 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

G

### Postcode

KW1 5XN

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers over £270,000 should be submitted to our Thurso Office.

### Office Hours

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

### Location

In a rural location approximately 5 miles from the village of Watten. Watten village provides primary schooling, local shop, garden centre, petrol station and small hotel. There is a popular fishing loch within walking distance. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.

### Directions

From the A882 in Watten take the turning onto the B870 signposted 'Mybster'. Continue along this road for approximately 4.4 miles. On the right hand side you will see a small white post box with 'Star' written on it which is the entry road to the property. From Mybster on the A9 take the turning signposted 'Watten'. Continue along this road for 1.1 miles. On the left hand side you will see a small white post box with 'Star' written on it which is the entry road to the property.



*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.*