



solicitors • estate agents

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## SUNNYSIDE, STRATHY WEST, STRATHY, SUTHERLAND

An excellent opportunity to purchase this three bedroom traditional croft house and registered owner occupied croft which extends in total to 1.86 hectares (4.62 acres). The house and garden grounds have been de-crofted and extend to 0.138 ha (0.34 acres) and it may be possible to purchase this separately from the croft land if not required. Accommodation comprises living room, kitchen and bedroom to the ground floor, with two further bedrooms and the bathroom to the first floor. The property benefits from uPVC double glazing, oil central heating and an open fire in the lounge (currently not in use). Outside is an attached barn and ample ground that may be suitable for development into further living accommodation subject to necessary planning consents. The croft land is split into two large areas adjacent to the property. In need of full renovation throughout viewing is highly recommended to appreciate the potential the property offers.

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**OFFERS OVER £85,000**

### Hallway

Partially glazed uPVC front door. Radiator. Carpet. Stairs to first floor. Shelved under stairs storage cupboard. Electrics to wall.

### Living Room 3.87m x 3.10m 12'08" x 10'02"

Tiled fireplace currently blocked and not in use. Window to front. Carpet. Radiator. TV and telephone point.

### Kitchen 2.53m x 2.06m 8'03" x 6'09"

Galley style kitchen with base and eye level units and splash back tiling. Space for cooker and fridge. Services for washing machine. Stainless steel sink with mixer tap and drainer. Window to rear. Vinyl flooring.

### Bedroom 1 3.79m x 2.74m 12'05" x 8'11"

Window to front. Carpet. Disability enclosure with wash hand basin, WC and electric shower. Radiator.

### Landing 2.57m x 1.67m 8'05" x 5'05" max

Velux window. Original exposed timber flooring.

### Bedroom 2 3.96m x 3.27m 12'11" x 10'08"

Window to front. Original exposed timber flooring. Radiator.

### Bedroom 3 3.96m x 3.27m 12'11" x 10'08"

Window to front. Carpet. Radiator. Telephone point.

### Barn 8.73m x 4.16m x 28'07" x 13'08"

Stone built building with two windows to front and original fireplace. May be suitable for development into further living accommodation subject to necessary planning consent.

### Garden

Good sized garden which at present is overgrown and laid mainly to grass. Drying area. Oil tank.

### Croft Land

The croft land extends in total to 1.86 hectares (4.62 acres). Divided into two areas 1.023ha (2.53acres) and 0.846ha (2.09 acres) with the first field being directly adjacent to the property.

### 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

F

### Postcode

KW14 7RZ

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers over £85,000 should be submitted to our Thurso Office.

### Office Hours

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

### Location

Strathly is a small village on the north coast of Sutherland with Churches, its own Community Hall and Inn, situated 3 miles from Melvich, 10 miles from Bettyhill, 22 miles from Thurso and about 100 miles from Inverness. Scottish Natural Heritage (SNH) has designated the Strathly coast an SSSI (Site of Special Scientific Interest) and the dunes car park has facilities for visitors to the area. With nearby salmon rivers, hill lochs and a golf course at Reay, country pursuits abound. The location has much to offer the fisherman, the deerstalker, the hill walker, bird watcher, botanist, golfer, surfer, kayaker, artist, photographer and stargazer alike. Melvich has a nursery, primary school, hotel, Inn and general store with post office. Bettyhill offers schooling to secondary level, swimming pool, general stores with post office and petrol station. There is also a Highland Council Service Point at its Telecottage. Thurso is one of two main towns in the Caithness District and has full shopping, banking, professional, medical, educational and recreational facilities, Caithness General Hospital being sited in Wick. From Thurso there are regular bus and rail services south and from Wick Airport, approximately 20 miles further east, there are regular scheduled flights.

*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.*

