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Young Robertson & Co.



SMALLHOLDING, BURN ROAD, SCARFSKERRY, THURSO

This three-bedroom detached cottage is quietly tucked away within its 8.5 acres of grounds (approx. 3.48 ha) that are dominated by a grove of willow trees creating a very private and sheltered location. Located in the rural community of Scarfskerry, and in close proximity to the coast the property requires upgrading throughout. There are double glazed timber windows. Heating is provided by central heating radiators fed by an oil-fired boiler that needs replacement. No warranties will be given in respect of any contents or services. Accommodation is all on one level and comprises hallway, living room, kitchen, office, bathroom and three double bedrooms, with the main bedroom benefiting from an en-suite shower room. There is also an attached greenhouse which is in urgent need of attention. Outside ample parking is offered at the end of the long driveway. The front garden is laid to lawn and bordered by mature trees. A pathway leads around the property and through the grounds and grove of willows. The willows take up about one-third that the land. The remainder is largely arable. The owner has previously grown crops of VTSC (virus tested stem cuttings) seed potatoes. There is a large stone-built byre and three additional buildings all offering excellent storage. There is a local primary school (Crossroads) approximately 1.5 miles away; although small, about 30 children, it has an excellent reputation. Enjoying a peaceful country location the property is situated just off the popular NC500 route, approximately 12 miles from Thurso and 9 miles from John O'Groats and just a short drive to Dunnet, Mey and Castletown with their local stores and amenities.

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OFFERS OVER £150,000

Hallway

Timber front door into L-shaped carpeted hallway. Radiator. Window to front. Various fitted storage cupboards. Hatch access to the loft which is partially floored and offers excellent storage.

Living Room 3.96m x 3.55m 13' x 11'8"

Deeply silled double aspect windows, one of which has fitted storage below and a boxed seating area. Open fire (currently not in use and capped) with timber fireplace and gas fire insert. Radiator. Shelved storage cupboard. Carpet. Radiator. TV & telephone point. Step up and door to kitchen.

Kitchen 3.96m x 3.55m 13' x 11'8"

Fitted eye and base level units with work top space and fitted stainless steel sink with double basin and drainer. Large storage cupboard. Radiator. Three windows. Tiled flooring. Space for cooker, space for fridge freezer. TV and telephone point. Wall mounted dimplex fan heater. Door to garden.

Bedroom 3 3.53m x 3.22m 11'7" x 10'7"

Window to rear. Carpet. Sliding doors to fitted wardrobe. Radiator. TV point.

Bedroom 2 3.59m x 3.22m 11'9" x 10'6"

Window to rear. Double doors to fitted wardrobe. Carpet. Radiator. Fitted shelving to wall.

Bathroom 2.65m x 1.59m 8'8" x 5'2"

Bath. Wash hand basin with mirror above. WC. Radiator. Dimplex fan heater. Carpet. Window to rear.

Office 2.6m x 2.08m 8'6" x 6'9"

Window to front. Carpet. Radiator. Various fitted shelving. TV point. Door to bedroom 1.

Bedroom 1 5.41m x 3.27m 17'9" x 10'9"

Window to front. Carpet. Radiator. Door to en-suite and glazed double doors to garden room.

En Suite 2.66m x 1.02m 8'8" x 3'4"

Shower enclosure with electric shower. WC. Wash hand basin. Mirrored bathroom cabinet to wall. Window to rear. Wall mounted dimplex fan heater.

Garden Room 14m x 14m 14' x 14'

In urgent need of attention. Has one door from bedroom and one to garden.

Outside

A long driveway leads up to the property and also offers parking for several cars. To the front of the property is an area of lawn bordered with mature trees. A pathway leads around the property and through the grounds and grove of willows that dominate the land.

Outbuildings

There is a stone-built byre along with three additional block, stone and timber outbuildings all offering excellent storage.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk. The owner's addictive hobby was, for many years, making ornamental guns. He was in the early stages of starting serial production when the work was terminated by the "AA": Age and Arthritis. He is willing to share his methods with the buyer as he feels that it has potential. More on this can be found at his blog: gardenartillery.wordpress.com – password 118755. Approximately 1.25 acres of the property lie on the opposite side of Burn Road making sub-division possible.

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

E

Postcode

KW14 8XT

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £150,000 should be submitted to our Thurso Office.

Office Hours

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

Latitude: Longitude:

58.644726 -3.275986

What3words

///manager.vocals.vowed

Location

The coastal village of Scarfiskerry is the most northerly settlement in mainland Britain. Its harbour is a few minutes walk from the property. The Castle of Mey, the late Queen mother's Highland residence, is a few minutes drive away. Thurso one of two main towns is 13 miles away; it has shopping, professional, medical and educational facilities. There is a regular bus service to Thurso and from Thurso there are regular bus and rail services south. Wick the other main town is about 20 miles south. There are regular air services from Wick airport. Inverness with its airport is approximately two hours' drive away. Castletown with its local hotel, shops and post office is 8 miles away.

Directions

Heading East from Thurso continue on the A836 towards John O' Groats, passing through Dunnet continue for approximately 3.5 miles, taking the turning to the left onto Burn Road that is signposted 'Scarfiskerry 1 mile'. Continue along this road for approximately 0.7 miles and you shall see grove of willow trees with an opening to the left-hand side with the driveway leading down to the property. Heading West from John O'Groats continue on the A836 passing through Mey. Continue for approximately 1 mile, taking the right hand turning onto Burn Road that is signposted 'Scarfiskerry 1 mile'. Continue along this road for approximately 0.7 miles and you shall see grove of willow trees with an opening to the left-hand side with the driveway leading down 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.