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FLAGSTONE COTTAGE, BUTCHERS LANE, CASTLETOWN

Flagstone Cottage consists of two lovingly combined traditional labourers' cottages, dating from the mid nineteenth century. Sympathetically renovated throughout the properties were the last surviving cottages used by Caithness flagstone quarry workers from the 1890s until the 1950s. With attractive sash and case windows, and timber doors an electric boiler to wet radiator system heats the radiators. There is also a wood burning stove in the living room and a further two cast iron fireplaces in the kitchen/diner and bedroom though not currently in use. A charming property, traditional wood lined walls, hard wood flooring and mainly flagstone flooring all add to the appeal of the property. Accommodation comprises entrance vestibule with fitted storage, spacious inner hallway, living room, kitchen/diner with modern fitted units and Belfast sink, bedroom with Scottish traditional double box bed and a shower room with fitted units and large walk-in shower. Outside is a good-sized garden and a timber shed is also included in the sale. On street parking is adjacent to the property and it is only a short walk to all the villages amenities. A quirky property, which would be ideal as a holiday rental, or may perhaps appeal to the first-time purchaser viewing is highly recommended.

OFFERS OVER £80,000

Vestibule

1.71m x 1.24 5'7" x 4'

Timber front door with transom above. Fitted shelved storage cupboards. Flagstone flooring. Shelving bracket to wall. Opening to hallway. Hatch access to roof void.

Hallway

Flagstone flooring. Hatch access to attic. Traditional wood panelling to walls. Telephone point.

Living Room

3.78m x 3.04m 12'5" x 9'9" x 11"

Original fireplace with wood burning stove and timber mantle surround. Traditional wood lining to walls. Shelved storage cupboard housing the electrics. Window to rear. TV point.

Kitchen/Diner

3.77m x 2.92m 12'4" x 9'7"

Attractive fitted kitchen units with solid wood worktops, and Belfast sink with mixer tap Smeg single oven. Services for washing machine. Open fire place (not currently in use) with tile and cast-iron surround, wooden mantle and Caithness stone hearth. Hard wood flooring. Partial wood lining to walls. Window to rear with traditional wood lining surround. Extractor.

Bathroom

3.3m x 1.48m 10'10" x 4'10" max

Large walk-in shower, fully tiled with thermostatic shower. Built in storage units with fitted wash hand basin above. WC. Dado rail. Cupboard housing the hot water system. Traditional wood lining to walls. Wall lights. Extractor. Towel radiator. Flagstone flooring. Window to front.

Bedroom

3.8m x 3.41m 11'2" x 7'11"

Traditional fireplace with tiled hearth, cast iron and tiled surround with wooden mantle. Fitted double bed to recess with convenient storage area below. Window to front with views to the garden. Flagstone flooring. Partial wood lining to walls. Fitted shelving. Shelved storage cupboard. Door to large walk-in cupboard with transom, fitted storage units, coat hooks to wall, power and flag stone flooring. Partial traditional wood lining to walls.

Garden

Fully enclosed garden laid mainly to grass with paved pathway. A timber shed is also included in the sale.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from 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

E

Postcode

KW14 8TU

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £80,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Castletown, approximately 5 miles east of Thurso, provides local shopping facilities, takeaways, primary school and doctor's surgery. From Castletown there is a school bus service to Thurso High School and a regular bus service to both Thurso and Wick. Bus and train services south are available from Thurso and Wick, with Wick Airport, approximately 20 miles by road. Inverness is within 2 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.