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OVERTON FARMHOUSE, BILBSTER, WICK

Fantastic opportunity to purchase this traditional four-bedroom cottage which is being sold with 5 acres of adjacent land (extent negotiable) and numerous farm outbuildings. Set well-back from the main road, and with its own private access road, the property enjoys open countryside views and is within comfortable driving distance to Wick, and on the main school bus route. Benefits from a mix of timber and uPVC double glazed windows and doors, electric heaters, cosy open fire to the living room (currently not in use), and multi-fuel stove in the kitchen. Recently externally insulated and rendered, the property offers flexible living accommodation and comprises to the ground floor entrance hallway, living room, kitchen, family bathroom and two spacious bedrooms with double aspect windows. Upstairs off the landing, which offers excellent storage to the eaves, are two further double bedrooms, one of which has excellent built in storage. Outside there is a small enclosed garden to the front of the house and ample parking is available to both the front of the stone barn and farm close. A quite and tranquil location with level arable land the property offers potential for diversification and further development subject to suitable planning consent.

OFFERS OVER £210,000

Hallway

Timber front door with glazed panel and side panels and decorative wood panelling surround. Carpet. Stairs to first floor with window to stairwell and storage cupboard below. Telephone point. Partial wood lining to walls. UPVC exterior door to side. Coat hooks to wall.

Living Room 4.74m x 3.87m 15'6" x 12'8"

Step down from hallway into living room. Tiled fireplace currently not in use and blocked. TV point. Double aspect windows. Shelved storage cupboard.

Kitchen 4.25m x 2.45m 13'11" x 8'

Fitted base and eye level units. Stainless steel sink and drainer. Space for cooker. Services for washing machine. Airing cupboard housing the hot water tank and shelf. TV point. Vinyl flooring. Window and partially glazed uPVC door to side. Electrics to wall. Hatch access to roof void.

Inner Hall

Carpet and shelved storage cupboard.

Bathroom 2.35m x 1.84m 7'8" x 6'

Wash hand basin set in vanity unit. Bath. WC. Window to side. Carpet. Electric wall mounted panel heater.

Bedroom 1 4.42 x 3.73 14'6" x 12'3"

Double aspect windows. Carpet. TV point.

Bedroom 2 4.36m x 3.59m 14'3" x 11'9"

Double aspect windows. Carpet. Dimplex panel heater. Fitted side unit to recess. TV point.

Landing

Doors and openings to eaves offering excellent storage. Carpet. Velux window.

Bedroom 3 6.08m x 3.09m 19'11" x 9'10"

Various fitted storage units. Velux window. Carpet.

Bedroom 4 3.75m x 2.99m 12'3" x 9'

Carpet. Velux window. TV point.

External store 2.28m x 1.38m 7'6" x 4'6"

Window to side. Power. Fitted shelf.

Garden

The property has a small enclosed garden to the front of the property that is laid to grass and bounded with drystone walls.

Mill Barn 15m x 5m

Traditional stone and slate building with flagstone floors, timber doors and windows.

Dutch Barn 13m x 11m

Block and steel frame, fibre cement roof, earthen floor.

Steel Shed 32m x 9m

Galvanised steel portal frame, fibre cement roof, metal cladding

Cattle Shed 17m x 9.5m

Block built, fibre cement roof, concrete floor and timber doors.

Cubicle Shed 20m x 9m

Block built, fibre cement roof, concrete floor/bays and timber doors.

Traditional Sheds/Byres 16m x 5m / 16m x 5m / 5m x 5m

Mixture of stone and slate and stone and sheet, concrete and flagstone flooring and timber doors.

GP Store 12m x 7m

Steel and timber frame, galvanised sheet roof and walls, concrete flooring.

Tractor/Implement Store 13m x 11m

Block and steel frame, fibre cement roof, earthen floor.

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 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

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Postcode

KW1 5TA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £210,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Overton is a farming community located approximately 4.5 miles from Wick. Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.

what3words

///alike.furnish.gearbox

Directions

From Wick heading west on the A882 continue for approximately 4.5 miles and the property shall be on the right-hand side (it is the first opening to the right-hand side after Bilbster Hall). From the West continue on the A882, passing through Watten and continuing for approximately 3.5 miles. The property can be found on the left-hand side, just prior to Bilbster Hall on the right.



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.