

Sogno, Brough, Thurso



Offers over £240,000



This charming three-bedroom detached cottage, complete with an attached garage, garden office and approximately 3.5 acres of land stretching down to the cliffs, boasts breathtaking coastal and countryside views stretching to the rear across the Pentland Firth to the Orkney Isles. The property benefits from uPVC double-glazed windows, oil central heating, and a cosy multi-fuel stove in the living room. Nestled at the end of a no-through road, it offers a peaceful location with stunning countryside and coastal walks right at your doorstep. Accommodation includes an entrance hallway, a spacious living room featuring an attractive bay window, an inner hallway, a generously sized kitchen, and a bathroom fitted with a four-piece suite. There are three double bedrooms, one of which benefits from an additional room, perfect for use as a walk-in

wardrobe or an ensuite bathroom (subject to the necessary planning consents). Outside, the property boasts extensive garden grounds with timber sheds and a greenhouse, ample parking space for several vehicles, and a fenced field to the front of the house. Situated a short distance from Britain's most northerly point, Dunnet Head, and conveniently close to the popular NC500 route, the property is near Dunnet village, known for its lively village hall, hotel, distillery, the stunning Dunnet Sands, and Dunnet Forest. St John's Loch, renowned for excellent brown trout fishing, is also nearby. Local nursery and primary education are available approximately 2.5 miles away at Crossroads Primary School, with transport being provided to the high school which is located in the main town of Thurso around 10 miles away. Viewing is highly recommended.



Hall:

Partially glazed uPVC front door. Wood lined ceiling. Tiled flooring. Radiator.

Living Room: 6.89m x 3.10m 22'07" x 10'2"

Bay window to rear with fitted shelving below offering excellent views to the Pentland Firth. Burley multi-fuel stove with Caithness stone hearth. Wood lined ceiling. Laminate flooring. Two radiators. Twin windows to front. TV and telephone point. Fitted dresser unit to recess. Dimmer switch.

Kitchen: 4.08m x 3.- 13'4" x 11'7"

Fitted kitchen with base level units, work top space and splash back. Belfast sink. Space for cooker and fridge. Wood lined ceiling. Double aspect windows. Two shelved storage cupboards. Fitted shelving. Radiator. Laminate flooring.

Inner Hall:

Fitted shelving to recess. Laminate flooring. Radiator. Cupboard housing electrics. Wood lined ceiling.

Bedroom 1: 4.04m x 3.43m 13'3" x 11'3"

Double aspect windows. Laminate flooring. Radiator. Fitted shelving. TV point. Shelving to recess. Wood lined ceiling.

Bedroom 2: 4.98m x 3.54m 16'4" x 11'7"

Split level room with window to rear. Laminate flooring. Window to rear with views to the land and sea. Wall light. Wood lined ceiling. Hatch access to the loft. Two radiators. Door to small room currently utilised as a storage room and includes fitted shelving, a radiator, vinyl flooring, coat hooks, and a rear-facing window.

Bedroom 3: 2.97m x 2.43m 9'9" x 7'11"

Window to rear. Laminate flooring. Radiator. Window to rear with decorative wood lining. Wood lined ceiling.

Bathroom: 2.51m x 2.46m 8'1" x 8'3"

Large shower enclosure with built in seat, wet wall, extractor and thermostatic shower. Bath. Back to wall WC. Fitted vanity unit with inset wash hand basin and mixer tap. Tiled walls and flooring. Window to side. Radiator.

Garage: 6.71m x 3.49m 22" x 11'5"

Attached stone-built garage (recently renovated) with monopitch profile metal roof. Vehicular access is via timber side hung doors and there is pedestrian access to the side. Services for washing machine. Boiler and dryer.

Garden:

Outside there is a drive that leads to the property and offers off-road parking for several cars. The surrounding garden ground is laid to grass and is open to the land that extends down to the sea (approximately 3.5 acres) and includes a fenced field to the front of the property. Two timber sheds and a large greenhouse (4.7m x 3.91m 15'5" x 12'10") are also included in the sale, along with a home office (32 x 10 foot

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 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.







Ground Floor

EPC:E

Postcode: KW14 8YE

Entry: By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price:

Offers over £240,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm
Monday to Friday.

What3words: \\\portfolio.cherub.nail

Directions

From the A836 passing through Dunnet take the turning for Brough onto the B855. Continue along this road which takes a turning to the left-hand side signposted Dunnet Head viewpoint. Continue along this road taking the no through road to the right. Proceed to the end of this road, and you'll find the property on the left-hand side.

Location:

A rural location of the outskirts of the village of Brough. Brough is a small village in Caithness in the North of Scotland. It is located on the B855 single-track road, the most northerly numbered road on the mainland of Great Britain, and is a few miles to the south east of Dunnet Head, the most northerly point on the British mainland, and a mile or so north of the village of Dunnet. The village has a post office and tea rooms, and a bus stop. Brough harbour, a short distance to the north of the village, now little used however a great location to spot seals, faces Little Clett rock, a small islet that shelters the harbour from the north. To the south of the village lies St John's Loch, reputedly a very good brown trout loch.

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.



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