



solicitors • estate agents

Young Robertson & Co.



FRYSTER, CASTLETOWN, THURSO

This traditional four-bedroom cottage is being sold with approximately 10 acres of adjoining land along with a substantial stone-built steading, offering excellent potential for conversion into holiday or residential accommodation (subject to the necessary planning permissions). Conveniently situated in a quiet location however within easy reach of both Castletown and Thurso, the cottage enjoys expansive views in all directions. The current layout comprises an entrance porch, hallway, kitchen/diner, living room, four bedrooms, and a bathroom. Externally you can find a small patio area, garden grounds with occasional mature trees, and a generous gated courtyard fronting the steading (all extending to approximately 0.5 acres). The land is fully enclosed and divided into three fields, with further acreage potentially available by separate negotiation. Offering a unique opportunity for those perhaps seeking a lifestyle change in the scenic Caithness countryside viewing is highly recommended.

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OFFERS OVER £200,000

House:

Porch:	1.83m x 1.57m 6' x 5'1"
Living Room:	5.19m x 4.73m 17'x 15'6"
Kitchen/Diner:	4.5m x 4.44m 14'9" x 14'4"
Bathroom:	2.21m x 1.87m 7'3" x 6'1"
Bedroom 1:	4.53m x 3.63m 14'10" x 11'11"
Bedroom 2:	3.66m x 3.34m 12' x 10'11"
Bedroom 3:	3.35m x 3.15m 10'11" x 10'4"
Bedroom 4:	2.95m x 2.27m 9'8" x 7'5"

Outbuildings:

Large stone L shaped steading outbuildings are provided to the courtyard hard standing area. These are of traditional stone construction with flagstone Caithness flag slate roof coverings.

General Information:

Home Report available from property@youngrob.co.uk. Please note, no guarantees or warranties will be provided for electrics or heating.

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 8TE

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £200,000 should be submitted to our Thurso Office.

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

What3words: ///flat.rural.pricing

Directions:

From Castletown:

Travel along the B876 and take the turning signposted 'Durrán', located beside the local primary school. Continue on this road for approximately 3.5 miles, then take the right-hand turn signposted 'Thurso'. Proceed for a further mile, and the property will be located on the left-hand side.

From Thurso:

Leave the A836 by turning onto Mount Pleasant Road. Follow this road south for roughly 5 miles, and the property will be situated on the right-hand side.

Location:

Located in a rural farming community on the outskirts of Castletown. Castletown, approximately 4.5 miles east of Thurso, provides local shopping facilities, petrol station, takeaway's, 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.

Thurso, approximately 5 miles north of the property, is one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two 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.

