



solicitors • estate agents

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This beautifully appointed three-bedroom home, complete with an attached garage and approximately two acres of land, enjoys a tranquil setting yet only short drive from Lybster. Positioned on an elevated site, the property commands outstanding countryside and sea views. Designed with comfort and style in mind, the home features uPVC double-glazed windows and doors, interlinked smoke alarms and underfloor heating throughout. At its heart lies an impressive L-shaped open-plan kitchen, dining, and family area, showcasing a vaulted ceiling and striking apex windows that flood the space with natural light and frame the stunning views. The living room is equally inviting, with a recently installed media wall and a box bay window offering panoramic countryside vistas. The master bedroom benefits from a spacious walk-in wardrobe and generous en-suite shower room. A second bedroom also enjoys its own en-suite, while a contemporary family bathroom serves the remaining accommodation, ensuring comfort and convenience for all. Externally, a wraparound deck extends along the front and side of the property, providing an ideal space for outdoor relaxation and entertaining. The expansive garden grounds, with mature and young trees, additional timber garage (with power and light) and sheds are laid to lawn, and feature a charming pond with decorative water feature and pergola with gabion walls. The gated gravel driveway offers parking for several cars. Making an excellent family home viewing is highly recommended.

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OFFERS OVER £245,000

Vestibule: 2.29m x 1.31m 7'6" x 4'3"

Partially glazed exterior door. Vinyl flooring. Wood lined walls. Velux to roof. Partially glazed door to garage.

Hallway:

L-shaped hallway with laminate flooring. Hatch access to the loft. Two fitted folding doors to built in cloak cupboard and storage cupboard with fitted shelving and hanging rail. Door to additional storage cupboard.

Living Room: 5.98m x 4.65m 19'7" x 15'3" max

Rear-facing box bay window offering delightful views over the garden and surrounding countryside. Recently installed media wall with integrated TV point. Telephone point. Laminate flooring.

Kitchen/Diner/Family Room: 8.43m x 6.45m max 27'5" x 21'02" max

An impressive L-shaped open-plan room, distinguished by elegantly painted wood-panelled walls, a vaulted ceiling, and apex windows that flood the space with natural light offering fantastic countryside and sea views. Ample space for seating area and table and chairs. Laminate flooring. Glazed door offers access to the decking that wraps around the front and side of the property. Modern and well-equipped kitchen featuring a range of eye-level and base units, complemented by ample worktop space and stylish splashback tiling. Includes two integrated single ovens, a large ceramic five-ring hob with extractor hood above, washing machine, tumble dryer, dishwasher, and American-style fridge freezer. 1.5 stainless steel sink with mixer tap and drainer. Two windows to front. Ariston wall-mounted boiler, fitted towel rail, and ceiling spotlights.

Master Bedroom: 3.76m x 3.34m 12'4" x 10'11"

Window to front. Carpet. TV point. Opening to walk in wardrobe. Fitted bedroom furniture including wardrobes, beside and shelving units, and overhead storage units.

Walk in Wardrobe: 2.13m x 1.93m 7' x 6'4"

Various fitted wardrobe units with hanging rails and shelving. Door to hallway and door to ensuite.

Ensuite: 2.38m x 2.17m 7'9" x 7'1"

Large rectangular shower enclosure with tiled walls and thermostatic shower. Vanity unit with inset wash hand basin and waterfall mixer tap. WC with push top flush. Primarily tiled walls and tiled flooring. Towel radiator. Window to front.

Bedroom 2: 3.69m x 3.26m 12'1" x 10'8"

Laminate flooring. Window to side offering countryside views. TV point. Sliding door to ensuite.

Ensuite: 2.61m x 1.28m 8'6" x 4'2"

Quadrant shower enclosure with fitted electric shower. Wash hand basin with splashback and mixer tap. WC with push top flush. Window to side. Tile effect vinyl flooring.

Bedroom 3: 3.28m x 3.15m 10'9" x 10'4"

Window to rear. Telephone point. Door to fitted wardrobe with hanging rails and shelf. Laminate flooring.

Bathroom: 2.47m x 2.38m 8'01" x 7'10"

Family bathroom with four-piece suite including a corner shower unit, fully tiled with thermostatic shower. WC with push top flush. Vanity unit with inset wash hand basin and mixer tap. Freestanding bath with mixer tap and shower hose. Towel radiator. Contemporary fitted wall and floor tiles. Window to rear. Mirrored bathroom cabinet to wall.

Garage: 5.35m x 3.35m 17'6" x 11'

A bright and spacious garage with natural light provided from double-aspect windows. Timber double doors offer convenient vehicle access, complemented by a power supply. Eye level fitted units. Partially glazed door leads through to the vestibule.

Garden:

The entire plot extends to approximately two acres and includes a generous hardstanding area, providing parking for several vehicles. Predominantly laid to lawn with a scattering of mature and young trees, the grounds feature an additional timber garage with power and light, multiple timber sheds and a pergola framed by gabion-built walls. An attractive pond with a decorative water feature further enhances the property's charm and appeal.

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 D.

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: D

Postcode: KW3 6BB

Entry: By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price:

Offers over £245,000 should be submitted to our Thurso Office.

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

What3words: ///charmingly.upper.tonality

Directions:

From Wick in the North continue on the A99 heading south for approximately 12 miles to Occumster. Take the right-hand turning signposted for Camster and Watten. Continue along the road for approximately 1.5 miles taking the second turning to the right. Follow this road for approximately 0.5 miles and you will find the property on the right-hand side.

From the South continue on the A99 from Lybster for approximately 1 mile. Take the left hand turning signposted for Camster and Watten. Continue along the road for approximately 1.5 miles taking the second turning to the right. Follow this road for approximately 0.5 miles and you will find the property on the right-hand side.

Location:

A rural location approximately 3 miles from the village of Lybster. The village of Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping and banking facilities, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes' drive to the north provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within 2.5 hours' drive (approx).

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.

