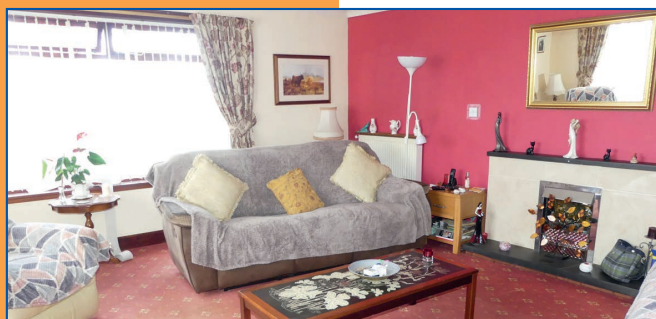




solicitors • estate agents

Young Robertson & Co.



HOWE CROFT, LYTH, WICK

Offering fantastic elevated countryside views to the south-west is this three-bedroom detached bungalow with private drive, numerous outbuildings including a large agricultural shed, and approximately 13 acres of ground. Benefitting from solid fuel heating with back boiler systems from both the open fire and Stanley cooker stove within the kitchen, and uPVC double glazed windows the property is approached via a long private drive from the main road through Lyth. Accommodation comprises hallway with ample storage, spacious living room with double aspect windows, rear hallway, kitchen/breakfast room with Stanley solid fuel range cooker that leads into the dining room with patio doors. There are three good sized double bedrooms all with fitted storage, a spacious bathroom and convenient additional WC. Outside is a patio to the rear, and a path that wraps around the property. The large garden is laid mainly to grass with mature trees creating natural shelter and privacy. Surrounded by beautiful countryside and far-reaching views it offers a quiet and secluded location yet it is only a short drive from Wick. Viewing is highly recommended.

29 TRAIL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk

OFFERS AROUND £260,000

Hallway

Glazed uPVC front door with side glazed panel. Carpet. Dado rail. Two radiators. Two large walk-in storage cupboards with fitted shelving offering excellent storage, one of which offers hatch access to the loft.

Living Room **5.87m x 4.65m 19'3" x 15'3"**

Open fireplace with marble surround and Caithness stone hearth and mantle. Double aspect windows with far reaching views. Carpet. Two radiators. TV point.

Rear Hall **3.83m x 1.05m 12'7" x 3'5"**

Vinyl flooring. Dado rail. Radiator. Coat hooks to wall. Partially glazed uPVC door to rear.

Kitchen **3.7m x 3.63m 12'1" x 11'10"**

Fully fitted kitchen with various eye and base level units, work top space and splash back tiling. Stanley stove with stone hearth. Fitted four ring gas hob with extractor above. Stainless steel sink with mixer tap and drainer. Space for fridge. Wood effect vinyl flooring. Large window to rear. Space for table and chairs. Laminate flooring.

Dining Room **3.74m x 3.47m 12'3" x 11'4"**

Sliding patio doors to rear. Radiator. Carpet.

Utility Room **3.71m x 2.46m 12'2" x 8'**

Belfast sink. Fitted eye and base level units with work top space. Services for washing machine. Vinyl flooring. Radiator. TV point. Window to rear.

WC **14.66m x 1.25m 5'5" x 4'1"**

Wash hand basin. Back to wall WC. Partially tiled walls. Radiator. Laminate flooring. Window to front.

Bathroom **2.57m x 2.32m 8'5" x 7'7"**

Bath with thermostatic shower above, folding shower screen, fully tiled. Wash hand basin with splash back tiling. WC. Radiator. Window to front. Wood effect vinyl flooring. Large storage cupboard with fitted shelving.

Bedroom **3.82m x 3.68m 12'6" x 12'1"**

Window to front. Fitted wardrobe with hanging rail and shelf. Carpet. Radiator.

Bedroom **3.54m x 3.2m 11'7" x 10'06"**

Window to rear. Carpet. Radiator. Fitted cupboard with hanging rail, coat hook and fitted shelving.

Bedroom **4.41m x 4.17m 14'5" x 13'8"**

Small cupboard housing the electrics. Three windows. Carpet. Wardrobe with hanging rail and shelf. Radiator.

Garden

The expansive garden is laid mainly to grass with occasional mature trees and shrubs. Bounded with a combination of timber fencing and stone built walls with a sheltered patio area off the dining room. A paved pathway also wraps around the property. Outside tap.

Outbuildings

There are numerous outbuildings included with the sale with the largest shed extending to approximately 13m x 6m (42" x 20") and benefitting from water and power.

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

KW1 4UD

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Around £260,000 should be submitted to our Thurso Office.

Office Hours

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

What3words

[brochure.defenders.quietest](https://www.what3words.com/brochure.defenders.quietest)

Directions

From the east/Wick follow the A99 to Reiss, turn right and continue on the A99. Follow the road for approx. 2.8 miles then turn left at the signpost for Lyth and continue for approx. 2.5 miles passing Mackays' Caravans on the left-hand side. Take the next opening to the right-hand side where you shall find the property.

From the West continue on the B876 through Bower, continuing for approx. 2.3 miles. Take the turning to the left signposted for Lyth. Continue until the T-junction, turning right. Continue for approximately 2 miles taking the turning to the left that leads to the property. You shall see the opening with a farm gate immediately after this. It is the last turning prior to Mackay's Caravans.

Location

Lyth is a rural farming community with an established arts centre approximately nine miles from Wick. Wick one of the two main towns of the district has 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 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.