

## **Skail House, 16 Strathnaver, Kinbrace**



**Offers Over £295,000**



This impressive four-bedroom house, which is located within the pretty Strathnaver Valley, and close to the River Naver is quietly tucked well away from the road and offers outstanding countryside views. Beautifully renovated with a perfect mix of traditional charm and modern features throughout including a sleek and contemporary fitted kitchen, modern shower rooms and elegant bathroom, all enhanced by the warmth of traditional fireplaces and wood-lined walls and ceilings throughout. The property boasts many uPVC double-glazed windows and doors, taking advantage of the natural light and exceptional views.

Efficient dual air source heat pumps supply the numerous radiators. Warmth and ambiance are further enhanced by a welcoming open fire and a charming multi-fuel stove.

Accommodation to the ground floor comprises entrance hallway, sitting room, dining room, kitchen, utility room, bathroom, bedroom and large living room which also offers access to an independent spacious bedroom and shower room on the first floor. To the first floor within the main part of the house is the landing, two generous double bedrooms and a spacious shower room. Outside the property is surrounded by enclosed garden grounds, predominantly laid to grass with a scattering of mature trees. It benefits from gated access and ample space for parking. Bettyhill, which is approximately 10 miles away, provides schooling to secondary level, swimming pool, general stores, cafes, hotels and petrol station. A perfect and idyllic Highland retreat this area is a haven for nature lovers, fishers, walkers, or for simple relaxation. Viewing is highly recommended to appreciate all the property offers.



**Entrance Hallway: 2.74m x 2.15m 9" x 7"**

Glazed UPVC front door. Two fitted contemporary vertical radiators. Traditional wood lined walls. Stairs with carpet runner to first floor. Coat hooks to wall. Under-stairs storage cupboard.

**Sitting Room: 4m x 3.65m 13'01" x 12"**

Large open fire with cast iron surround and wooden mantle. Traditional wood lined walls and ceiling. Laminate flooring. Window to front. Three radiators.

**Living Room: 5.17m x 5.05m 16'11" x 16'6"**

5 sets of double doors to all three elevations. Staircase to first floor. Laminate flooring. Decorative wood ceiling. Four radiators.

**Dining Room: 4.06m x 3.72m 13'3" x 12'2"**

Wood burning stove with flagstone hearth. Window to front. Two fitted contemporary vertical curved radiators. Electrics to wall. Shelled storage cupboard. Radiator.

**Kitchen: 3.71m x 3.51m 12'2" x 11'6"**

Contemporary and sleek fitted kitchen with various base level and work top units with solid wood worktops and double Belfast sink unit with mixer tap. Double inset oven and grill providing 8 ring hob and AEG extractor above. Traditional wood lining to walls. Radiator and two vertical curved radiators. Illuminated floating shelving. Solid wood flooring. Glazed uPVC door to garden. Fitted staircase to attic level (3.77m x 3.58m 12'4" x 11'8") which is fully floored and benefits from 4 velux windows and four radiators. Opening to rear hallway. Window to side.

**Rear Hallway: 2.45m x 1.31m 8" x 4'3"**

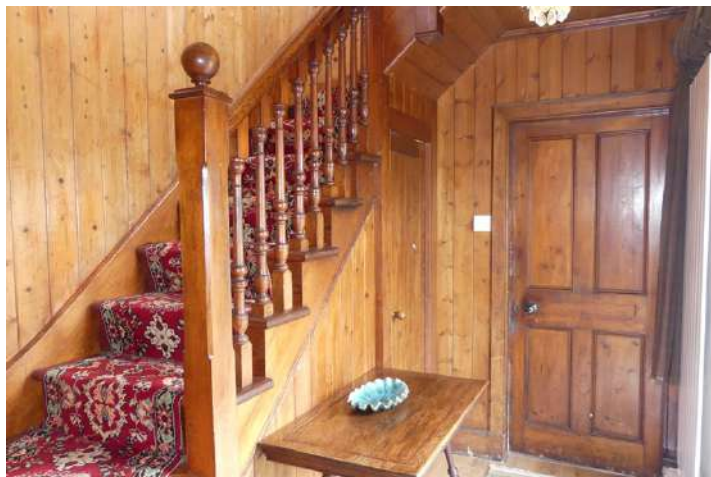
UPVC glazed door to garden. Hard wood flooring. Storage cupboard. Glazed with obscured glass to utility/boot room. Radiator.

**Bathroom: 2.39m x 2.38m 8" x 7'10" max**

Traditional free-standing roll-top bath with centre shower tap attachment. WC with push top flush. Wash stand with counter top basin and mixer tap. Double aspect windows. Hard wood flooring. Two radiators. Extractor. Partial tiling to walls complemented by attractive decorative wood trim finish.

**Utility Room/Boot Room: 4.46m x 2.1m 14'7" x 6'11"**

Two velux windows. UPVC glazed door to garden. Heat pump. Services for washing machine, space for dryer. Space for freezer and fridge. Ample storage space.





#### **Bedroom 4: 2.74m x 1.78m 8'11" x 5'10"**

Window to rear. Laminate flooring. Two radiators. Overhead fitted shelf. Traditional wood lined walls.

#### **Landing: 3.34m x 2.15m 10'11" x 7" max**

Wood lined ceiling and walls. Hard wood flooring. Large velux window. Two radiators.

#### **Bedroom 1: 4.12m x 3.72m 13'6" x 12'2"**

Window to front. Two radiators. Traditional open fireplace with cast iron surround and mantle. Wood lined ceiling and partial wood lining to walls. Hard wood flooring.

#### **Bedroom 2: 4.12m x 3.13m 13'6" x 10'3"**

Window to front and to landing extension. Traditional open fireplace with cast iron surround and mantle. Wood lined ceiling and partial wood lining to walls. Hard wood flooring. Two radiators.

#### **Shower Room: 3.31m x 1.79m 10'11" x 5'10"**

Wash stand with counter top basin and high-rise basin mixer tap. Offset quadrant shower enclosure with electric shower. Extractor. WC with push top flush. Two radiators, Hard wood flooring. Window to rear. Hatch access to roof void. Storage cupboard.

#### **Landing: 2.5m x 1.81m 8'2" x 5'11"**

Radiator. Hard wood flooring. Hatch access to roof void. Velux window.





**Bedroom 3: 5.11m x 3.2m 16'09" x 10'06"**

Four windows. Four radiators. Hard wood flooring.

**Shower Room: 2.48m x 1.8m 5'11" x 5'9"**

Quadrant shower enclosure with electric shower. Wash stand with counter top basin and high-rise basin mixer tap. WC with push top flush. Tiled walls and ceiling. Velux window. Laminate flooring. Radiator. Extractor.

**Garden:**

The property is surrounded by extensive garden grounds that are laid to grass with occasional mature trees. A gated access and drive offers parking for several cars.

General Information: The floor coverings, curtains and blinds as fitted are included in the sale. Some items of furniture may be available under separate negotiation. Home Report available from [property@youngrob.co.uk](mailto: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:** KW11 6UA

**Entry:** By arrangement:

**Viewing:** By arrangement with our Thurso Office.

**Price:**

Offers over £295,000 should be submitted to our Thurso Office.

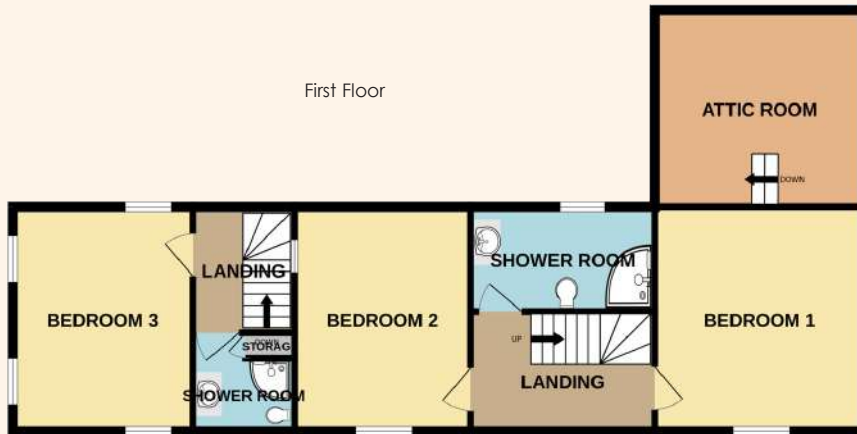
Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

**What3words:** ///plenty.stags.plantings

**Directions:**

From the West turn off the A836 (outskirts of Bettyhill) onto the B871. Continue along this road for approximately 10 miles. You will see a post box on the right-hand side, continue past this taking the next opening on the left-hand side, from where you shall see the property on the right-hand side.

Approaching from the east, follow the A836 from Lairg, passing through Altnaharra. After crossing the Altnaharra bridge, take the next right turn onto the B873. Continue along this route, for 14 miles, remaining straight as it transitions into the B871. The property is located on the right-hand side.



### Location:

Set within the pretty Strathnaver Valley close to the River Naver. Approximately 10 miles from the village of Bettyhill, one of 64 communities that populated the area before the Sutherland clearances in the early 19th century and was one of the few to remain after them. The area became populated by crofters who had been cleared from nearby lands. The western end of the community overlooks the wide sandy dunes of Torrisdale Bay where the River Naver flows into the sea. The area is an important nature reserve with a wide diversity of plants and several

archaeological sites. Situated approximately 30 miles from Thurso and in the region of 100 miles from Inverness, Bettyhill offers schooling to secondary level, swimming pool, general stores, cafes, hotels and petrol station. Thurso is one of the two main towns in the Caithness District and has full shopping, banking, professional, medical, educational and recreational 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 in the region of 2½ hours' drive by road.



solicitors • estate agents

29 TRAILL 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