

Dunnet Bay Escapes B&B Dunnet

**Offers over
£695,000**



- 4 Bedroom detached house
- Luxury home/business
- 5 Star award winning venue
- 2 Garden suites
- Stunning sea views
- Business / Family home

A spectacular, 5 star award winning coastal haven, this property truly has it all. Set in a stunning, peaceful location in the northern Highlands, it offers a variety of luxurious accommodations, from a spacious, elegant 4 bedroom home with an integrated garage to 2 immaculate, high-spec garden suites.

For those with a commercial vision, the opportunities are endless. Framed by Dunnet Bay's breathtaking 2 mile stretch of golden sands, this remarkable property is perfectly suited as a boutique wedding venue, licensed event space, or high end self catering accommodation. Whether you are seeking a dream home or a thriving business venture, this is a rare gem in a truly spectacular setting.

Located just 8 miles from Thurso and 11 miles from John O'Groats, it provides an excellent base for exploring the dramatic beauty of the Scottish Highlands. With its unrivalled coastal lifestyle and exceptional versatility, this remarkable property offers an opportunity like no other.

Oil central heating and double glazing throughout the main property and gas central heating in the garden suites. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///aunts.hats.vital

**Porch 8' 2" x 5' 7" (2.5m x 1.7m)**

A long, sweeping driveway leads up to the solid front door of this stunning property, creating an inviting first impression. It is a welcoming porch featuring a high ceiling adorned with decorative coving, a slate-tiled floor, and a stylish glass-panelled door with matching side panel. This elegant entrance seamlessly opens into the main hallway, setting the tone for the rest of this exceptional home.

Entrance Hall 33' 10" x 8' 6" (10.3m x 2.6m)

The same elegant decoration is replicated into this wide entrance hall with engineered oak flooring and doors leading to the lounge, snug, dining room, kitchen diner, WC and under stairs cupboard.

Lounge 20' 4" x 18' 4" (6.2m x 5.6m)

A glass panelled door with matching side panels opens into a spacious, well proportioned lounge that offers breathtaking views of Dunnet Bay. Steps lead down into this inviting and relaxing space that is carpeted and has 4 windows which flood the room with natural daylight, enhancing its airy and tranquil ambience. One wall features built in shelving, while the opposite wall boasts a coal effect gas fire, beautifully inset within an ornately carved wooden surround and set upon a Caithness stone hearth creating a charming focal point.

Snug 16' 5" x 13' 1" (5m x 4m)

Another elegantly appointed reception room that is carpeted and features a striking internal stained glass window looking into the hall. Along the opposite wall, a stunning floor-to-ceiling picture window and French doors perfectly frame the dramatic seascape of Dunnet Bay, flooding the space with natural light. Adding to its charm, a corner ornate fireplace with an over-mantel mirror and a coal effect gas fire sits gracefully upon a Caithness stone hearth.

Dining Room 18' 4" x 15' 5" (5.6m x 4.7m)

Two elegant glass panelled doors open from the hall into a superb dining room, offering a bright and spacious setting for entertaining. This beautifully carpeted room is illuminated by 3 windows, creating a warm and welcoming atmosphere with ample space to accommodate a dining table for a minimum of 8 guests and is the perfect place for gatherings.

WC 5' 7" x 4' 3" (1.7m x 1.3m)

A handy ground floor WC with a modern toilet and wash hand basin. There is a frosted window and built in shelving.

Kitchen/Diner 21' 0" x 18' 4" (6.4m x 5.6m)

Two glass panelled doors open into a stunning, spacious kitchen/diner, where style meets functionality. Bathed in natural daylight, the room features 2 windows with excellent sea views and sliding patio doors that lead directly into the garden. The kitchen is beautifully designed with country-style floor and wall units, complemented by an impressive central island with sleek grey worktops and a matching splashback. The integrated appliances include a 5 burner gas hob with an overhead extractor fan, a fridge, 2 electric double ovens, a microwave, and a dishwasher. The kitchen area is finished with elegant ceramic tile flooring, while the dining area is defined by a warm wooden panelled ceiling and carpeting, creating a perfect blend of comfort and sophistication.

Rear hall 15' 9" x 3' 3" (4.8m x 1m)

A door leading from the kitchen opens into the rear hall which is carpeted and has a window and external door going out onto the driveway. Internal doors access the utility room, larder and garage.

Utility room 14' 1" x 9' 6" (4.3m x 2.9m)

A large room which has laminate flooring, neutral decoration and French doors opening onto decking that takes full advantage of the extraordinary coastal landscape. There are built in cupboards and shelving with a faux wood worktop and inset Butler's sink, and plumbing for 5 tumble dryers/washing machines.

Larder 7' 10" x 4' 3" (2.4m x 1.3m)

A walk in larder with built in floor to ceiling shelving and a window.

Garage 23' 4" x 14' 9" (7.1m x 4.5m)

It has an electricity supply, 3 windows a single external door and folding sliding garage door.

Landing 17' 9" x 8' 6" (5.4m x 2.6m)

The carpeted winding staircase climbs to the first floor and is naturally lit by a window above the mid landing. Doors accesses the Bay Suite, Mansefield Suite, a private bedroom suite and a double built in cupboard. There are recessed shelves and a ceiling hatch opens into the loft space.



Private - Bedroom 1	21' 0" x 10' 6" (6.4m x 3.2m)
Private - Dressing Room	10' 2" x 7' 10" (3.1m x 2.4m)
Private - Shower En-suite	10' 6" x 5' 7" (3.2m x 1.7m)

This private suite offers a luxurious retreat, comprising a spacious double bedroom, a well-appointed dressing room, and an elegant en-suite shower room. The double bedroom is beautifully carpeted and features a large dormer window, filling the space with natural light and creating a warm, welcoming atmosphere. A generous built-in double wardrobe with oak sliding doors—one of which is mirrored—provides ample storage. A doorway leads seamlessly into the spacious dressing room. The dressing room benefits from its own dormer window and is thoughtfully designed with built-in clothes rails, shelving, and a chest of drawers for practical yet stylish storage. From here, a door opens into the en-suite shower room. The en-suite is tastefully decorated in neutral tones, with natural stone tiled flooring and skirtings. A dormer window adds brightness, while a chrome heated towel rail and recessed shelving enhance both functionality and elegance. The space features a sleek wash hand basin set within a wooden vanity unit, a toilet, and a walk-in shower with a high-quality mains shower, complete with dual rain and handheld showerheads for a spa-like experience.

Mansefield Suite – Hall	8' 6" x 7' 3" (2.6m x 2.2m)
Mansefield Suite - Bedroom 1	20' 8" x 18' 4" (6.3m x 5.6m)
Mansefield Suite – Bathroom	8' 10" x 8' 10" (2.7m x 2.7m)

A door from the landing opens into a small, carpeted hall, neutrally decorated and featuring a built-in cupboard and a window. From here, doors lead to two beautifully designed bedrooms. The main bedroom is a truly impressive space, seamlessly blending comfort and luxury. Its entrance features a stylish wood and stone-tiled floor, with a step leading up to the plush, carpeted sleeping area. Immaculately decorated, the room is flooded with natural light from 2 windows and stunning French doors that open onto a private balcony, offering breathtaking views of Dunnet Bay. Thoughtfully designed for both relaxation and convenience, the bedroom boasts electric window blinds, a refreshment bar with a fridge, a cosy lounge area, and a built-in wardrobe. The en-suite bathroom is a statement of elegance, featuring soft mood lighting, laminate flooring, a frosted window, and a chrome heated towel rail. A luxurious corner waterfall bath sits alongside a contemporary wash hand basin set within a sleek, off-floor vanity unit. The space also includes a toilet and a spacious walk-in shower equipped with a mains shower, complete with both rain and handheld showerheads. Each fixture is complemented by a sophisticated marble-effect splashback, adding to the room's refined aesthetic. Bedroom 2 is accessed from the small hallway. It is carpeted and neutrally decorated and has a large dormer window that floods the room with natural daylight. Along one wall are 2 built-in wardrobes with wooden doors.

The Bay Suite – Hall	7' 7" x 6' 11" (2.3m x 2.1m)
The Bay Suite - Bedroom 1	18' 4" x 13' 9" (5.6m x 4.2m)
The Bay Suite - Shower Room	10' 2" x 8' 2" (3.1m x 2.5m)

The Bay Suite hall is accessed from the landing and features laminate flooring and neutral décor with a refreshment bar that includes a fridge. Doors lead into both the bedroom and a separate shower room. The sophisticated bedroom boasts a dormer window and Juliet doors that frame breathtaking views of Dunnet Bay, flooding the room with natural light. Elegantly designed, the room features a stunning freestanding white bath in one corner, positioned upon chic click vinyl flooring. Additional features include a built-in wardrobe and remote-controlled electric window blinds, ensuring both style and comfort in this tranquil retreat. The elegant shower room has ceramic tiled flooring, neutral decoration, a frosted dormer window, walk-in shower with a mains shower, pedestal wash hand basin and toilet.

The Bakki Garden Suite	24' 11" x 15' 1" (7.6m x 4.6m)
The Strond Garden Suite	24' 11" x 15' 1" (7.6m x 4.6m)

Both Garden Suites are identical and feature independent gas central heating. Each suite is accessed via a path from the car park, leading to a spacious sun deck with stunning views of Dunnet Bay. French doors, flanked by floor to ceiling windows, open into a bright bedroom and kitchenette area. Additional windows—two in the bedroom and one in the kitchenette—enhance the natural light. The kitchenettes are equipped with sleek gloss floor units, a white worktop, a sink, and an integrated fridge-freezer. A door leads to the modern en-suite shower room, which is neutrally decorated and features laminate flooring, a frosted window, chrome heated towel rail, a walk-in shower, and Jack & Jill wash hand basins. The mains-powered shower includes both a raindrop and handheld showerheads.

Garden

The property is accessed via a long driveway leading to a spacious parking area. A large, low-maintenance garden wraps around the house and Garden Suites, featuring well-kept lawns and offering stunning views of Dunnet Bay.

All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141. **INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.