

**Rose Cottage
Church Street
Halkirk**

**Offers Over
£250,000**



- Detached house
- Extensive gardens
- Large kitchen/diner
- 5 Bedrooms
- Outbuildings
- Woodburning stove

A traditional 5 bed roomed detached house with garage and outbuildings in the heart of Halkirk, approximately 7 miles from Thurso.

Halkirk is a welcoming village with scenic river walks, shop, hotel, bar, garage, GP surgery, primary school and more. There are transport links by bus, with train links available from Thurso.

Ground floor accommodation includes: hall, lounge, kitchen/diner, utility, WC, shower room, bathroom and 4 bedrooms. First floor: a bedroom, dressing room and shower. Outdoor space includes 2 outbuildings and a 1.5 sized garage, ample off road parking and established gardens.

Gas central heating, double glazed, council tax band D and EPC rating F. Home report and virtual tour available at www.pollardproperty.co.uk

What3words [///editor.posed.topics](https://www.what3words.com/).

**Hall** **23' 2" x 7' 11" (7.05m x 2.42m)**

The property boasts an entrance hall with oak doors and flooring plus modern decor. There are doors accessing the kitchen/diner, lounge and the internal hallway. A carpeted staircase climbs up to the first floor landing.

Lounge **17' 10" x 17' 5" (5.44m x 5.31m)**

The lounge is well proportioned and bright courtesy of the dual aspect windows. There is a multifuel stove in the heart of the room with a traditional Caithness slate hearth and floating oak mantle. The walls are finished in a blend of neutral and blue colours giving a touch of modern to the traditional surroundings.

Kitchen/Diner **17' 5" x 15' 10" (5.31m x 4.83m)**

This is a large room with 2 generous windows overlooking the south facing garden making the room bright and warm. The fitted kitchen has a country vibe with cream doors and a faux wood worktop and splashback. There is a large range which runs off the same gas tank as the heating. There is plenty space for a large dining table and a small sofa, creating the perfect family room.

Utility **8' 0" x 7' 4" (2.43m x 2.24m)**

Leading from the kitchen is a door to the utility room. This has a window and hardwood external door to the courtyard, a built in cupboard and a door opening to the WC. The utility room has a similar kitchen base unit with stainless steel sink and plumbing for a washing machine.

WC **6' 8" x 2' 10" (2.03m x 0.87m)**

The WC consists of a white toilet and wash hand basin with partial wet wall.

Internal Hallway **37' 8" x 3' 0" (11.47m x 0.91m)**

The internal hallway runs along the length of the house and is neutrally decorated and gives access to bedrooms 2, 3, 4 and 5, bathroom, shower room and storage cupboard.

Bathroom **8' 6" x 11' 1" (2.58m x 3.37m)**

The large bathroom has a frosted window that floods the room with natural daylight. There is a white toilet, bath and pedestal wash hand basin which has a tongue and groove/tile surround. Above the wash hand basin is a wall mirror and light with shaver socket. An attractive window seat with a storage facility benefits the bathroom. A ceiling hatch gives access to the loft area.

Downstairs Shower Room **5' 4" x 2' 11" (1.63m x 0.9m)**

The shower room has a single shower cubicle with a grey marble effect wet wall and an electric Triton shower.

Bedroom 2 **13' 10" x 11' 11" (4.22m x 3.64m)**

Bedroom 2 is well proportioned double room with 2 windows and is neutrally decorated with a fitted carpet. A wash hand basin with a vanity unit is in a corner of the room and inset under the windows are fitted cupboards. A recessed alcove provides more storage and shelving.

Bedroom 3 **12' 1" x 10' 4" (3.68m x 3.14m)**

This double bedroom is neutrally decorated and finished with a carpeted floors, light curtains and vertical blinds. There is a sink and vanity in the corner and a storage cupboard with double Louvre doors.

Bedroom 4 **10' 7" x 10' 4" (3.22m x 3.14m)**

This is a large single/small double sized bedroom with light yellow wall paper and plain carpet. Ideal space for a snug, office, music or hobby room.

Bedroom 5 **13' 10" x 11' 10" (4.22m x 3.6m)**

Bedroom 5 is a large double bedroom with 2 inset windows. There is a recessed alcove that houses a wash hand basin, cupboard and shelving with lighting and a mirror. The room is neutrally decorated and carpeted.

Landing **11' 2" x 5' 5" (3.4m x 1.66m)**

The carpeted stairs leads to a small landing that has doors to bedroom 1, the shower room, a void cupboard and a built in wardrobe.

Bedroom 1 **19' 8" x 11' 2" (6m x 3.4m)**

Bedroom 1 is a spacious double bedroom with a large dressing room. It is plainly decorated with a fitted carpet and 2 large Velux windows making the room bright and airy. The dressing area has Sharps fitted wardrobes, chest of drawers and dressing table with a wall mirror.

Shower Room 6' 2" x 5' 9" (1.89m x 1.75m)

The shower room has a single shower cubicle with an electric Triton shower, a wash hand basin, toilet and a void cupboard.

Workshop 22' 0" x 10' 11" (6.7m x 3.34m)

Currently being used as a gym. The large workshop has a flagstone floor, 2 windows, wooden planked door and the roof has exposed rafters. There is an electricity supply.

Store 9' 4" x 10' 11" (2.84m x 3.34m)

The store is similar construction as the workshop and has a window overlooking the garden. A wooden door leads into the courtyard. There is an electricity supply.

Garage 26' 3" x 10' 2" (8m x 3.1m)

The 1.5 sized garage is adjoining the workshop and store. It is block built with a manual up and over door, concrete floor and window. It also has lighting and electric.

Garden

The extensive grounds are one of the most impressive features of this property. There is a sheltered flagstone courtyard between the back door and the outbuildings. A large gravel driveway wraps around the garage. The established south-facing garden is beautifully landscaped with mature shrubs and trees, and also features a drying green and a patio area.

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

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





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