

The Chimneys Castletown

Offers Over
£325,000



- 3/4 Bedrooms
- Rural location
- Walk in condition
- Detached bungalow
- Approx. 1.6 acre garden
- Near Castletown

Situated in the peaceful rural setting of Thurdistoft, this well presented 3/4 bedroom bungalow offers the perfect blend of countryside tranquillity and convenient access to local amenities. The bustling village of Castletown is just a short drive away and provides a range of facilities including a hotel/restaurant, primary school, doctor's surgery, convenience store/post office, butchers, garden centre and is a short walk to the stunning Dunnet beach.

The property is arranged in an attractive horseshoe configuration, creating a charming and private courtyard at its heart. Set within a generous wraparound garden, the home enjoys panoramic countryside views along with partial sea views, offering a wonderful sense of space and connection to the surrounding landscape. Internally, the accommodation is flexible and well proportioned, with the option to reconfigure part of the property into a self-contained annex — ideal for multi-generational living, guest accommodation, or potential holiday letting (subject to any necessary consents). Further benefits include a substantial garage/workshop, ample outdoor space, and the privacy expected from a rural location. This is a rare opportunity to acquire a versatile home in a scenic yet accessible setting.

Oil central heating and double glazing throughout. PV solar panels and a wind turbine that have a feed in tariff. Council tax band F and energy performance rating D.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///seaside.eyelashes.action

**Hall 1** **54' 6" x 3' 3" (16.6m x 1m)**

Enter via the green and glass panelled front door into a long hallway that runs along the front of the property. The hall is neutrally decorated with parquet flooring and is naturally lit by windows and additional external doors accessing the front garden. Internal doors lead to the snug, cloakroom, kitchen/diner, utility room, study/bedroom and to hall 2. Ceiling loft hatches open into the loft space.

Cloakroom **14' 1" x 6' 3" (4.3m x 1.9m)**

Double glass panelled doors from the hall access this generous room that has an archway that links the old and new parts of the property leading into the dining room/reception room 1. There are built in cupboards along one wall and a mirrored door cupboard on the other side of the room.

Reception Room 1 & Dining Room **23' 11" x 18' 1" (7.3m x 5.5m)**

An impressive and generously proportioned living space, thoughtfully subdivided by an attractive wooden balustrade with steps leading up from the dining area into the reception room. The room is fully carpeted and benefits from windows either side plus French doors to the courtyard, allowing for excellent natural light throughout the day. Glazed double doors open into a large conservatory providing a seamless connection to the adjoining living area.

Conservatory **14' 9" x 11' 10" (4.5m x 3.6m)**

A striking hexagonal conservatory with extraordinary views of the 1.6 acre garden and surrounding countryside. It has a ceramic tiled floor and French doors that open onto a gravelled patio area.

Hall 3 **10' 10" x 3' 11" (3.3m x 1.2m)**

A neutrally decorated, carpeted space with a window and doors accessing the reception room 1/dining room, boiler room, bathroom 1 and bedroom 1.

Bedroom 1 **18' 8" x 15' 9" (5.7m x 4.8m)**

A very spacious, super king sized bedroom, elegantly carpeted and finished in a neutral décor. Two windows frame picturesque countryside and partial sea views, filling the room with natural light. French doors provide direct access to the private courtyard. For storage, the room features built-in wardrobes along 2 facing walls.

Bathroom 1 **15' 9" x 11' 6" (4.8m x 3.5m)**

Another impressive room that has contemporary design, neutral decoration, ceramic tiled floor and 2 frosted windows. There are fixed floating vanity units and mirrored cupboards, 2 chrome heated towel rails, tiled splashback, ceiling spotlights and extractor fan. In one corner is a modern walk in shower with a mains shower that has rainfall and hand held shower heads. This is echoed with a white bath in an elongated hexagon tiled surround, a white toilet and wash hand basin.

Airing Room **11' 6" x 6' 7" (3.5m x 2m)**

A functional room that has a pressurised hot water tank for the hot water and heating system. There are 3 controllers for the main area, annex area and a secondary hot water return.

Snug **17' 9" x 14' 9" (5.4m x 4.5m)**

A door leading from the hallway 1 into a spacious but cosy snug that is carpeted, neutrally decorated, 2 windows and French doors. A bright room with a coal effect gas fire inset in a Caithness stone fireplace and hearth.

Kitchen/Diner **15' 1" x 14' 1" (4.6m x 4.3m)**

A well proportioned room that has glass double doors from hallway 1. There is an internal decorative window looking into the hallway and an external window overlooking the courtyard. Along 3 walls are countrystyle fitted wall and floor units in a wood effect with faux green marble worktops and tiled splashbacks. The fitted appliances are a dishwasher, under counter fridge and extractor hood. The standalone AGA has a gas hob and electric ovens and is included in the sale. There is plenty of space for a table and seating for at least 6 people.

Utility room with WC **15' 5" x 8' 8" (4.7m x 2.64m)**

Next to the kitchen/diner and accessed from hallway 1. A large room that has fitted kitchen wall and floor units in a wood style with a dark grey faux marble worktop, matching splashback and a stainless steel sink with drainer. There is plumbing for a washing machine and tumble dryer. A glass external door opens into the courtyard and an internal door to the WC that has a toilet and corner wash hand basin.

Study/Bedroom **15' 5" x 9' 2" (4.7m x 2.8m)**

A multi-functional room that is currently being used as a study but could easily be converted to a double bedroom. It is carpeted, neutrally decorated and has a recessed window overlooking the courtyard.

**Hall 2** **13' 1" x 3' 3" (4m x 1m)**

A doorway from hall 1 to this hallway. It is carpeted with a window and doors to bedroom 2, reception 2 and hall 3. This area could be converted to an annex.

Bedroom 2 **13' 1" x 10' 2" (4m x 3.1m)**

A carpeted double bedroom with neutral decoration and a window overlooking the private courtyard. It has a built in wardrobe and a door to a shower en-suite.

En-suite **9' 10" x 3' 7" (3m x 1.1m)**

It has a ceramic floor and wall tiles with a built in shower cubicle that has an electric shower and bi-fold glass door. This is complemented by a white toilet and pedestal wash hand basin. There is a mirrored and illuminated wall cabinet, ceiling extractor fan, heated towel rail/radiator and frosted window.

Reception Room 2 **16' 5" x 10' 6" (5m x 3.2m)**

A door from hallway 2 opens into a spacious room that is currently being used as a gym but would be easily used as a reception room. It is neutrally decorated, carpeted and has 2 windows overlooking the front garden. There is a gas fire inset a polished stone fireplace. A glass door accesses hall 4.

Hall 4 **19' 8" x 3' 3" (6m x 1m)**

A carpeted, neutrally decorated hall with an external door opening into the front garden and internal doors to bedroom 3, reception room 2, bathroom 2 and a built in cupboard. A frosted window provides plenty of natural daylight.

Bedroom 3 **11' 10" x 11' 10" (3.6m x 3.6m)**

A charming, well proportioned double bedroom that is carpeted and has dual aspect of the front and side views of the garden and that flood the room in a natural daylight. Note: this room was originally a kitchen when it was an annex and has hidden plumbing.

Bathroom 2 **11' 10" x 6' 3" (3.6m x 1.9m)**

A smart bathroom that has a tiled floor and partial walls, a frosted window, heated towel rails and ceiling extractor fan. There is a white bath, toilet, pedestal wash hand basin and separate corner shower cubicle with an electric shower.

Garage & workshop **34' 9" x 16' 3" (10.6m x 4.95m)**

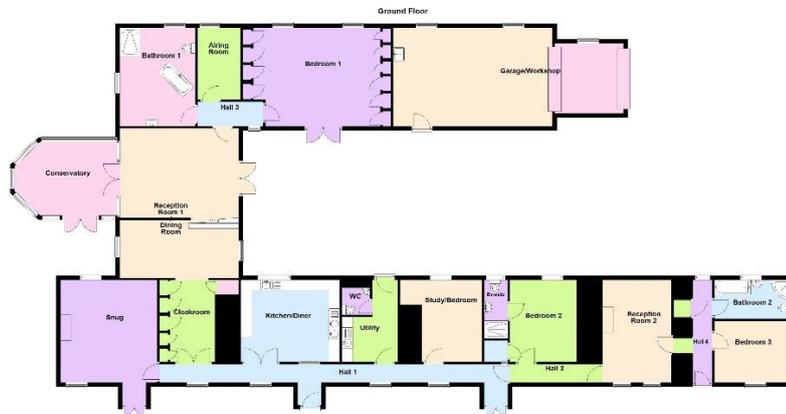
A large garage and workshop that is divided by an electric roller door leading to the external roller door. It has an electric supply, 2 windows, a side door, Belfast sink and houses the boiler.

Garden

An impressive 1.6 acre wraparound garden, predominantly laid to lawn with a sweeping gravel driveway, established trees and mature shrubs. At the heart of the property lies a private, landscaped courtyard designed for low maintenance and is accessible from multiple areas of the house. There is a 12' x 9' wooden shed and a paved drying area with a rotary clothes line.

All carpets, blinds, AGA and some curtains are included in the sale. A new ride on mower is available under separate negotiation.

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



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