



Tails of Watten, Watten, Caithness KW1 5UL
Offers over £169,000



Owner occupied Croft of approximately 9.3 hectares with decrofted house and garden ground, and having one share in the Cogle & Tarroul Common Grazings.



Further Detail

The house is a south facing modern 3 bedroom bungalow benefitting from double glazing and oil fired central heating, with well maintained garden and greenhouse.

Entering through the Sun Porch, the hallway leads to the bedrooms, shower room, kitchen and living room. The living room has a flame effect fire and a large picture window looking southwards over the open countryside. The adjoining dining room has views eastward, and leads into the well equipped kitchen. A second shower room is located off the utility room.

The original stone built croft house is now used as an outbuilding together with the byre and a large modern

agricultural building with attached dutch barn. The outbuildings have electricity supplies installed. The original croft house offers potential for conversion into self-contained accommodation suitable for holiday or private let or for home office use. Potential purchasers would have to satisfy themselves on this point with the local authority and apply for the relevant building and planning consents.

Watten is a village situated on the main A882, Thurso to Wick road, approximately eight miles from Wick and twelve miles from Thurso. The village has a primary school and local shop with other amenities. There are good transport links to both Wick and Thurso.

Accommodation

Sun Porch	
Hall	
Bedroom 1	4.45m x 3.34m
Bedroom 2	3.04m x 3.45m
Bedroom 3	2.45m x 3.32m
Bathroom	2.45m x 3.30m
Shower Room 1	2.15m x 1.70m
Living Room	4.60m x 4.40m
Dining Room	2.75m x 3.00m
Kitchen	4.10m x 2.76m
Utility Room	2.20m x 2.95m
Shower Room 2	2.00m x 1.20m



Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £165,000. Please be aware that lenders will usually only take into account the value of the decrofted house and not include any value for croft land. The Mortgage Valuation for the house is £130,000 with the balance of the £165,000 value being attributed to the croft land.

Energy Performance Certificate

The EPC Rating for the dwellinghouse is E.

Travel Directions

From Watten take the B870, across the level crossing and turn right at the junction with the B874. Take the second turning on the left, then the access road to the property is the first turning left.

Contact

T: 01955 950 505

F: 01955 950 515

property@inksters.com

Inksters

102 High Street

Wick

Caithness KW1 4LR

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Note

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Text inksters to 84840 (costs normal rate)

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