



**Roadside Croft  
Horseshoe Croft B & B  
Auckengill  
By Wick**

**Offers Over  
£350,000**



- 4 Bedrooms
- 17 Acres with planning permission
- Detached house
- T/A B & B
- Sea views
- NC500 route

A 4 bedroom detached house with outbuildings and approx. 17 acres of land. The property is in excellent decorative order and currently trading as a bed and breakfast but would also make a lovely family home if desired. It is situated in the rural area of Auckengill which is on the popular North Coast 500 route and 11 miles from Wick and 7 miles from John O'Groats. Within the 17 acres of land, there is an approx. 0.88 acre plot which has planning in principle for an erection of a house - PIP application reference: 22/02613/PIP.

The property's layout comprises of ground floor: hall, reception room, dining room, kitchen, shower/WC, utility room, 2 double bedrooms each with en-suites. First floor: landing, 2 double bedrooms with one having an en-suite. It has LPG gas central heating and double glazing throughout. Council tax band B and energy performance rating D.

A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: [///titles.goggle.folders](https://www.what3words.com/#!/titles.goggle.folders)

**Reception** **19' 4" x 12' 10" (5.9m x 3.9m)**

An attractive, spacious room that is neutrally decorated and has a tiled floor. It has French doors, a single glazed door and 2 large windows overlooking the front of the property making the room very bright and welcoming. A 2 glass panelled door opens into the hall and glazed double doors open into the dining room.

**Dining Room** **13' 1" x 13' 1" (4m x 4m)**

This well proportioned room has a wooden floor and neutral decoration. There is a wood burning stove set on a Caithness stone hearth and is stone tiled behind from floor to ceiling making a cosy focal point to the room. Glazed double doors open into the reception room and there is a single door to the kitchen.

**Kitchen** **16' 5" x 13' 1" (5m x 4m)**

A large room with a tiled floor and stylish decoration. There is an external door opening into the rear garden, 3 windows overlooking the rear of the property, and doors to the dining room, the utility room and WC/shower room. The contemporary fitted kitchen has glazed wall units and solid panelled floor units with a dark grey worktop and a Metro tile splashback. Within the worktop is a stainless steel double sink with drainer and underneath is plumbing for a dishwasher. There is a built in electric double oven and Zanussi coffee barista machine. There is a space for a fridge freezer, chest freezer and standalone range cooker with built in overhead extractor fan. Lastly, there is a big central kitchen island with a Caithness stone worktop and polished edging.

**Utility room** **7' 3" x 6' 7" (2.2m x 2m)**

A handy utility room with tiled walls and floor, a window overlooking the rear of the property, kitchen wall units and a counter worktop. There is a 1 1/2 bowl stainless steel sink with drainer and plumbing for a washing machine and tumble dryer.

**WC/Shower** **5' 7" x 4' 7" (1.7m x 1.4m)**

A frosted glass panel folding door opens into this room from the kitchen. It has tiled walls and floor, a glass shower cubicle with mains shower, white toilet and wash hand basin. A ceiling extractor fan provides ventilation to this internal room.

**Hall** **14' 9" x 10' 6" (4.5m x 3.2m)**

A door from Reception opens into this internal hall that accesses the 2 double bedrooms and the staircase to the first floor landing. It is stylishly decorated and has wood and carpet flooring.

**Bedroom 1** **13' 5" x 12' 2" (4.1m x 3.7m)**

A pretty en-suite bathroom with a tiled floor and a frosted, recessed window. There is a white bath that has a mains shower with hand held and rainfall showerheads. A Metro tiled splashback is around the bath and behind the wash hand basin that is inset a modern vanity unit. The toilet is opposite the wash hand basin and a heated towel rail completes the room.

**Bedroom 1 en-suite** **7' 3" x 6' 3" (2.2m x 1.9m)**

A pretty en-suite bathroom with a tiled floor and a frosted, recessed window. There is a white bath with a mains shower with hand held and rainfall showerheads. A Metro tiled splashback is around the bath and behind the wash hand basin that is inset a modern vanity unit. The toilet is opposite the wash hand basin and a heated towel rail completes the room.

**Bedroom 2** **12' 2" x 10' 6" (3.7m x 3.2m)**

A well proportioned double bedroom that is carpeted and has a high, corniced ceiling. The walls are half wood panelled and a large recessed window overlooks the garden. A rustic door opens into the shower en-suite.

**Bedroom 2 en-suite** **6' 7" x 6' 7" (2m x 2m)**

A shower en-suite with a tiled floor and neutral decoration. It has a large recessed window overlooking the garden providing light and ventilation to the room. There is a shower cubicle with an electric shower and tiled splashback, a white toilet and pedestal wash hand basin. A heated towel rail is beside the wash hand basin.

**Landing**                    **11' 6" x 3' 3" (3.5m x 1m)**

A carpeted, switch back staircase leads up to the landing. This space is naturally lit by a large Velux window and has doors to bedrooms 3 and 4.

**Bedroom 3**                    **18' 8" x 10' 2" (5.7m x 3.1m)**

An impressive master bedroom that has a vaulted ceiling and at one end of the room exposed stone work. A large, wide window takes full advantage of the stunning sea views and a Velux window bathes the room in natural daylight. The room is carpeted and neutrally decorated with a door leading into the en-suite.

**Bedroom 3 en-suite**    **10' 2" x 5' 11" (3.1m x 1.8m)**

An internal en-suite with a ceiling extractor fan, neutral decoration, tiled floor and vaulted ceiling. There is a toilet, a wash hand basin inset a vanity unit and a shower cubicle with a mains shower and wet wall splashback.

**Bedroom 4**                    **15' 1" x 10' 2" (4.6m x 3.1m)**

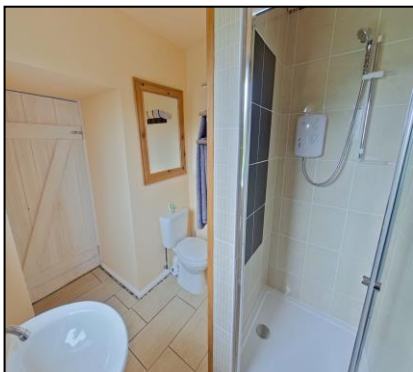
A double bedroom that has a vaulted ceiling and Velux window.

**Gardens/land**

The property has a wraparound garden with a large gravelled driveway. In addition there is 17 acres of land that includes approximately 0.88 acre plot which has planning in principle for an erection of house - PIP application reference: 22/02613/PIP and lapsed planning for a 75 x 40 foot agricultural building.

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

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





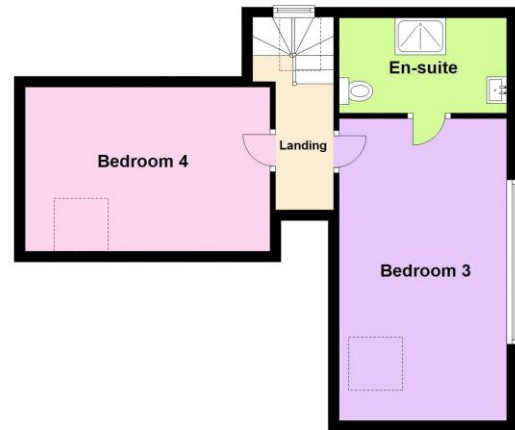
### Ground Floor

Approx. 116.2 sq. metres (1250.3 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 157.2 sq. metres (1691.9 sq. feet)

**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](http://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.

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