



Boggy Park, Weydale, Thurso

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Boggy Park Weydale, Thurso, KW14 8YN

A bespoke 5 bedroom property with approx. 6.67 acres, extensive outbuildings and countryside views

Thurso 2.6 miles, Scrabster 4.5 miles, Wick 19.5 miles, Inverness 110 miles, Inverness Airport 117 miles

Reception hall | Sitting room | Family room
Games room | Kitchen/breakfast/dining room
Utility room | Office | Principal bedroom with dressing room & en suite | 4 Further bedrooms
2 x bathrooms | WC | Integral garage | Summer house | 3 x Sheds | Approx. 6.67 acres | EPC - C

The property

Boggy Park is an attractive, light filled family home finished to a high standard with predominately oak wood throughout. The ground floor accommodation flows from a welcoming reception hall with slate flooring and useful storage. It comprises a spacious sitting room with large picture glazing, feature fireplace with woodburning stove and patio doors to the garden terrace, opening into a large kitchen/breakfast/dining room with slate flooring, a range of units including a large central island with breakfast bar, granite worktops, Belfast sink, four-oven Aga, modern integrated appliances and a dining area with patio doors to the garden. There is also a fitted utility room, a WC and doors to both the garden and the double garage. The ground floor accommodation is completed by a spacious games room opening off the reception hall, an office and to a double bedroom with built-in storage and a modern family bathroom.

The first floor provides a stunning family room with full-height glazing affording far-reaching views and large Velux windows flooding the room with natural light. Also on the first floor

is a spacious principal bedroom with built-in storage, dressing room and modern en suite shower room, three further well-proportioned double bedrooms, all with built-in storage, and a second modern family bathroom.

Outside

Located in an elevated position set behind low-level Caithness drystone walling, the property is approached through a wrought-iron gate over a tarmac driveway providing parking for multiple vehicles and giving access to the integral double garage. The garden features gravelled areas interspersed with mature shrubs, an area of level lawn and a large wraparound paved terrace with a summer house with freestanding woodburning stove, indoor 7 seat hot tub and decked terrace, perfect for entertaining. Accessible over a separate driveway, the property also benefits from three detached sheds, one of 91 ft. and two of 40 ft., and sits in approx. 6.67 acres.

Location

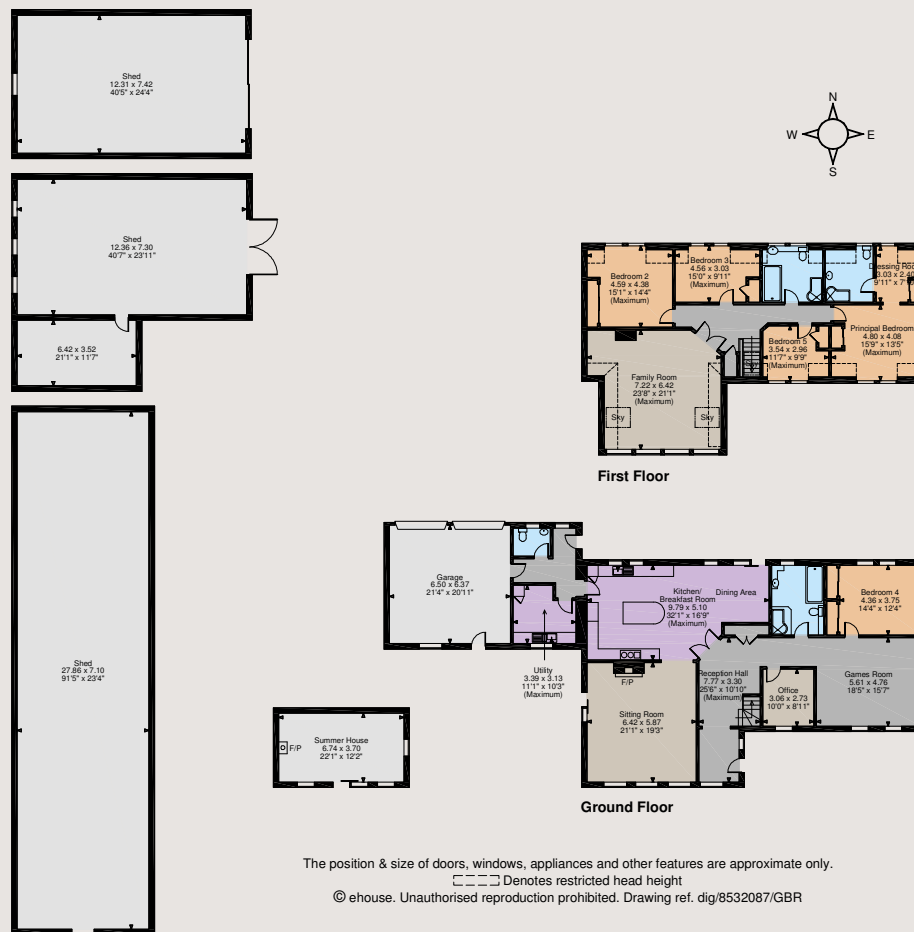
The property enjoys an outlook over countryside towards the Morven Hills and sits near to a local convenience store. Located on the north coast of the Highlands and renowned as the northernmost town on the Scottish mainland, Thurso town centre offers a good range of day-to-day amenities including local shopping, a Tesco superstore, GP surgery, museum, art gallery, surf shop with café and several hotels and bars together with three primary schools, a high school and a college forming part of the University of the Highlands & Islands.

Communications links are excellent: the A9 trunk road connects Thurso to Inverness and the south, Stagecoach run bus services from Thurso to Wick and John o'Groats as well as a long-distance service to Helmsdale and Inverness, nearby Scrabster port provides ferry services to the Orkney Islands, Thurso train station connects to Wick and Inverness station with its regular onward links to major regional centres including a sleeper service to London and Inverness Airport offers a good selection of domestic and European flights.





Floorplans
House internal area 3,620 sq ft (336 sq m)
Garage internal area 445 sq ft (41sq m)
For identification purposes only.



Directions

From Inverness head north on the A9 and follow this road for 104.7 miles then turn right signposted 'Weydale', after 1.8 miles turn left onto Mount Pleasant Road and after 1.0 mile turn left. Boggy Park can be found on the left-hand side.

What3Words - ///cookers.occupants.swept

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

Services: Mains electricity, water and drainage, oil-fired central heating.

Council Tax: Band G

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Specifically excluded are curtain pole, curtains and roman blinds in sitting room.

Tenure: Freehold

Guide Price: Offer over £550,000

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

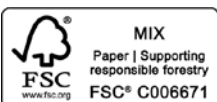
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