



Glenyra, East Mey, Caithness, KW14 8XL  
**FOR SALE – Offers over £180,000**



## Glenyra, East Mey, Caithness, KW14 8XL

- Detached 1 and ½ storey property
- Mixture of UPVC and timber double glazed windows
- Oil central heating
- Wooden internal doors
- Views over the Pentland firth and countryside
- Stone built outbuildings
- Ample parking for multiple vehicles
- Registered croft with approximately 14 acres/5.7 hectares of land

Glenyra is a spacious 4 bedroom property situated on the outskirts of Mey. The property is approximately 5.5 miles from John O'Groats which is well served with local amenities including a post office with fuel pumps, a hotel, gift shops, coffee shops, a brewery and an ice cream shop. The bigger towns of Thurso and Wick are around a 20 minute drive from the property.

Accommodation comprises of a utility room, 2 kitchens, 3 sitting rooms, a dining room, 4 bedrooms with a converted attic space and 2 bathrooms. This property has the added extra of stone built outbuildings to the rear, that were previously used as stables and also sits on a large area of ground, at approximately 14 acres or 5.7 hectares.

We strongly recommend viewing to see the full potential this property has to offer. Glenyra would be an ideal project, as renovation is required throughout, with extensive renovation required to one half of the property.



## Utility Room

The utility room is accessed through a UPVC privacy glazed external door. Fitted with tile flooring, floor and wall mounted units, stainless steel sink and drainer and boasts beautiful views over the countryside.

## Kitchen

This kitchen has been fitted with tile effect vinyl flooring, floor and wall mounted units, stainless steel sink and drainer and an integrated oven, with cooker hood and hob above. The kitchen overlooks the Pentland Firth, providing excellent views.

## Sitting Room 1

Front facing sitting room, accessed through glass panel double doors from the kitchen, fitted with carpet flooring, a fireplace and dual aspect windows providing excellent light and views over the garden, towards the countryside.

## Sitting Room 2

This large sitting room has been fitted with carpet flooring and dual aspect windows, providing excellent light and views over the garden, towards the Pentland Firth.

## Hallway

This hallway gives access to the rest of the property, and has been fitted with carpet flooring and a UPVC privacy glazed external door, giving access to the garden and a window that provides views towards the countryside. The hallway also houses the fuse board.

## Bedroom 1

Back facing bedroom that has been fitted with carpet flooring. This bedroom benefits from views over the Pentland Firth.

## Bathroom

Fitted with tile effect vinyl flooring, UPVC privacy glazed window, wash hand basin, WC, bath and separate shower cubicle.



### **Bedroom 2**

Front facing double bedroom, that has been fitted with carpet flooring and dual aspect windows, providing excellent light and views over the garden, towards the countryside.

### **Bedroom 3**

this double bedroom overlooks the garden, towards the countryside and has been fitted with carpet flooring.

### **Bedroom 4**

This back facing bedroom has been fitted with carpet flooring, and benefits from views over the Pentland Firth.

### **Sitting Room 3**

This sitting room is situated at the rear of the property, has been fitted with carpet flooring and benefits from dual aspect windows, providing excellent lights and stunning views over the Pentland Firth.

### **Bathroom 2**

Fitted with vinyl flooring, UPVC privacy glazed window, wash hand basin, WC and a shower cubicle.

### **Kitchen 2**

This kitchen has been fitted with tile effect vinyl floor, floor and wall mounted units, stainless steel sink and drainer and an integrated oven, with cooker hood and hob above. The kitchen overlooks the rear garden, towards the Pentland Firth.

### **Dining Room**

Fitted with carpet flooring, a large window, providing excellent light and beautiful views towards the countryside. The garden can also be accessed through a UPVC privacy glazed external door.

### **Attic Room**

Situated in the hallway, there is a narrow wooden staircase leading to this converted attic room. Fitted with carpet flooring, and dual aspect Velux windows, providing excellent light.

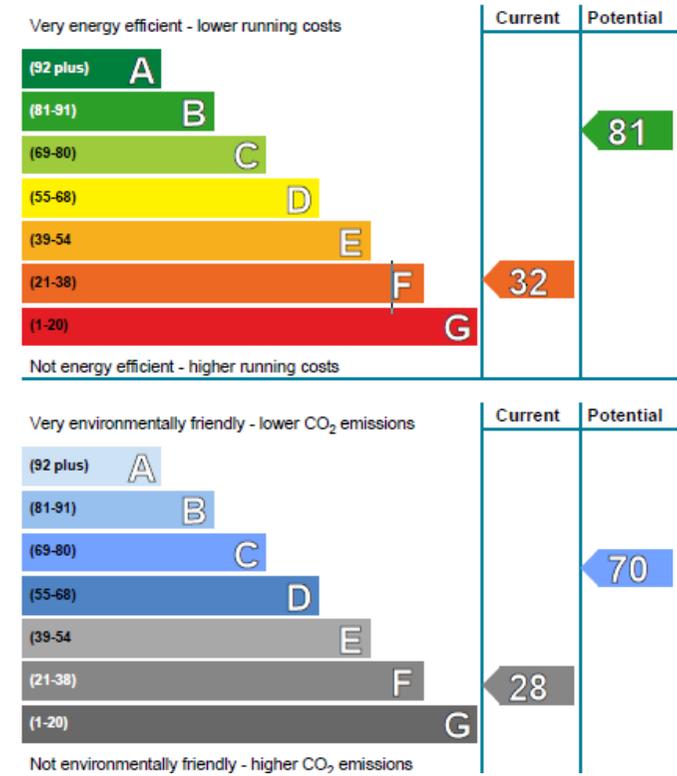
### **Outside**

Glenyra is located in the peaceful area of East Mey and benefits from stone outbuildings that were previously used as stables. A double wooden gate provides access into the driveway, allowing ample parking for multiple cars. The garden is a generous sized mature garden that wraps around the property, providing views over the countryside and Pentland Firth. Approximately 14 acres or 5.7 hectares of land are also included with the property.

# Floor Plan



# EPC



## COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band F.

## SERVICES

Mains electricity and water, private septic tank

## GENERAL

There is a burial site located on the land belonging to the property, the location of which will be indicated to the purchaser.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

## PRICE

Offers over £180,000 are invited.

## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01847 894 379

**Fax:** 01856 872 483



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NOTES - These particulars have been prepared following inspection of the property on the 06 March 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.