



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**The Principal Lighthouse Keeper's Cottage, Strathy Point, Thurso, KW14 7RY**  
**Offers in excess of £150,000**

**\*\*CLOSING DATE SET FOR MONDAY 27 FEBRUARY 2023 AT 12 NOON\*\***

Harper Macleod LLP are delighted to bring to the market three unique homes situated in the remote Strathy Point Lighthouse complex, on the northern craggy coastline of Scotland, with stunning panoramic views of the Atlantic Ocean.

The Principal Lighthouse Keeper's House is a superb 4 bedroom home with spacious accommodation and ideal for a family holiday.

The accommodation comprises a vestibule, hallway, lounge, kitchen, rear hallway, 4 bedrooms, bathroom and cloak room. It has oil fired central heating and double glazing.

This is the perfect location to enjoy peace, relaxation and nature. It is surrounded by unspoilt countryside and a great place for bird watching and whale, dolphin and seal spotting. There are fabulous scenic walks and a beautiful award winning beach nearby. The dramatic cliffs with a natural arch are spectacular.

The famous NC500 route on the A836 passes the road leading up to the Lighthouse which makes it a great stop off for tourists and is therefore a fantastic location for a holiday home in the Highlands. This property has been run as a successful holiday let in the past.

There are six properties within the Lighthouse, which was decommissioned in 2012.

The Village of Strathy is approximately 2 miles away and has a pub, cafe and an award winning beach. A shop and a small restaurant can be found approximately 6.4 miles further along the coast at Melvich. Thurso is approximately 23.5 miles from the Lighthouse and has a good range of shops for supplies and services.

Viewing is strictly by appointment.

## Rooms

### Vestibule

5'5" x 4'8" (1.66m x 1.44m)

Storm doors and window to front. Wood panelling to half height. Laminate flooring. 15 glass pane door to hallway.

### Hallway

16'7" x 3'11" x 4'4" x 19'10" (5.08m x 1.21m x 1.33m x 6.07m)

Doors to lounge, bathroom, cloak room and four bedrooms. Wood panelled walls to half height. Double storage cupboard. Carpet.

### Lounge

13'2" x 11'6" (4.03m x 3.51m)

Window to front. Fireplace with wooden mantelpiece. Alcoves to each side of the fireplace with spotlights and cupboards below. Smoke alarm. Carpet.

### Kitchen

11'6" x 8'11" x 11'5" 3'2" (3.52m x 2.72m x 3.50m 0.97m)

Window with views of the Atlantic Ocean. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Four storage cupboard, one housing the central heating boiler. Integrated Lamona ceramic hob, extractor and electric oven. Free standing washing machine fridge and freezer. Shelves. Smoke alarm. Tiled flooring. Door to rear hallway.

### Rear hallway

3'2" x 12'2" (0.97m x 3.71m)

Window and door to rear with views of the Atlantic Ocean. Laminate flooring.

### Bedroom 1

11'9" x 11'5" (3.60m x 3.50m)

Window to front. Single fitted wardrobe with hang rail and shelf. Carpet.

### Bathroom

6'7" x 6'11" (2.01m x 2.13m)

Window to rear. White pedestal wash hand basin and bath. Tiling to all walls. Vinyl flooring.

### Cloak room

4'0" x 6'7" (1.22m x 2.03m)

Window to rear. White WC and wash hand basin set in vanity unit. Wood panelled walls to half height. Vinyl flooring.

### Bedroom 2

10'9" x 7'4" (3.29m x 2.26m)

Window to rear. Carpet.

### Bedroom 3

8'2" x 11'6" (2.49m x 3.51m)

Window to rear. Carpet.

### Bedroom 4

11'5" x 10'4" (3.49m x 3.16m)

Window to front. Double mirrored wardrobes. Fireplace with wooden mantelpiece and tiled hearth. Carpet.

## Communal grounds

Shared courtyard

Shared parking area

## Outbuildings

Coal cellar

Garage

## Extras

All fitted carpets, floor coverings, blinds and curtains are included in the sale price.

## Heating and Glazing

Oil fired central heating and double glazing.

## EPC Rating F

## Council Tax Band A

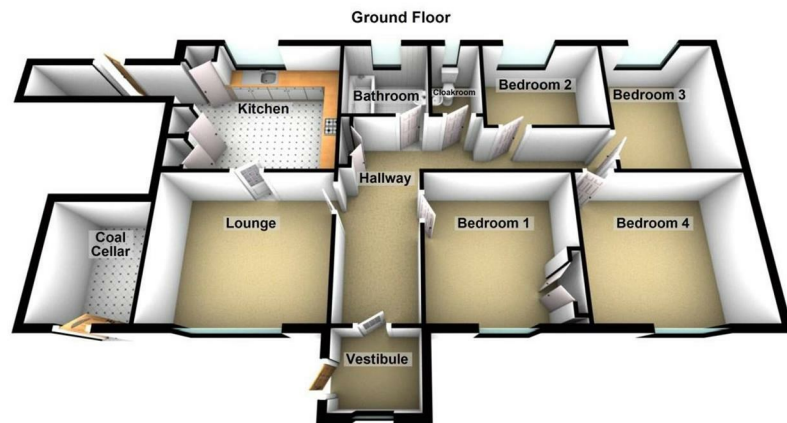
## Services

Mains electricity and water. Drainage to a septic tank.

## Directions

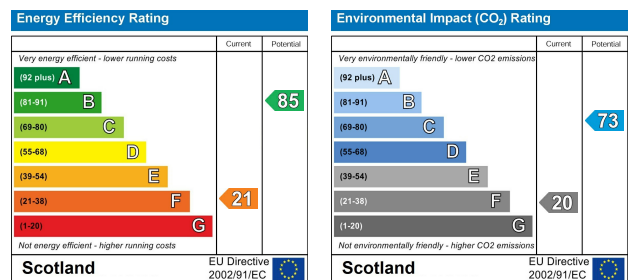
From Thurso head north-east on Traill St/A9 and continue onto the A836 for approximately 20 miles. Take a right at the Strathy Point exit and continue along the single track road for approximately 2.5 miles until you reach a parking area. The private road to the lighthouse is accessed through the farm gates.





This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

### Energy Efficiency Graph



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