



FOR SALE

House & Lodge
(holiday letting opportunity)

Detached House - 5 letting rooms
Timber clad lodge – 3 bedrooms

House extends to: 141 m² (1,516 ft²)
Lodge extends to: 71 m² (768 ft²)

Includes large garden grounds

Development potential - may suit
various uses, STP

On NC500 coastal route

Offers Over: £200,000 invited

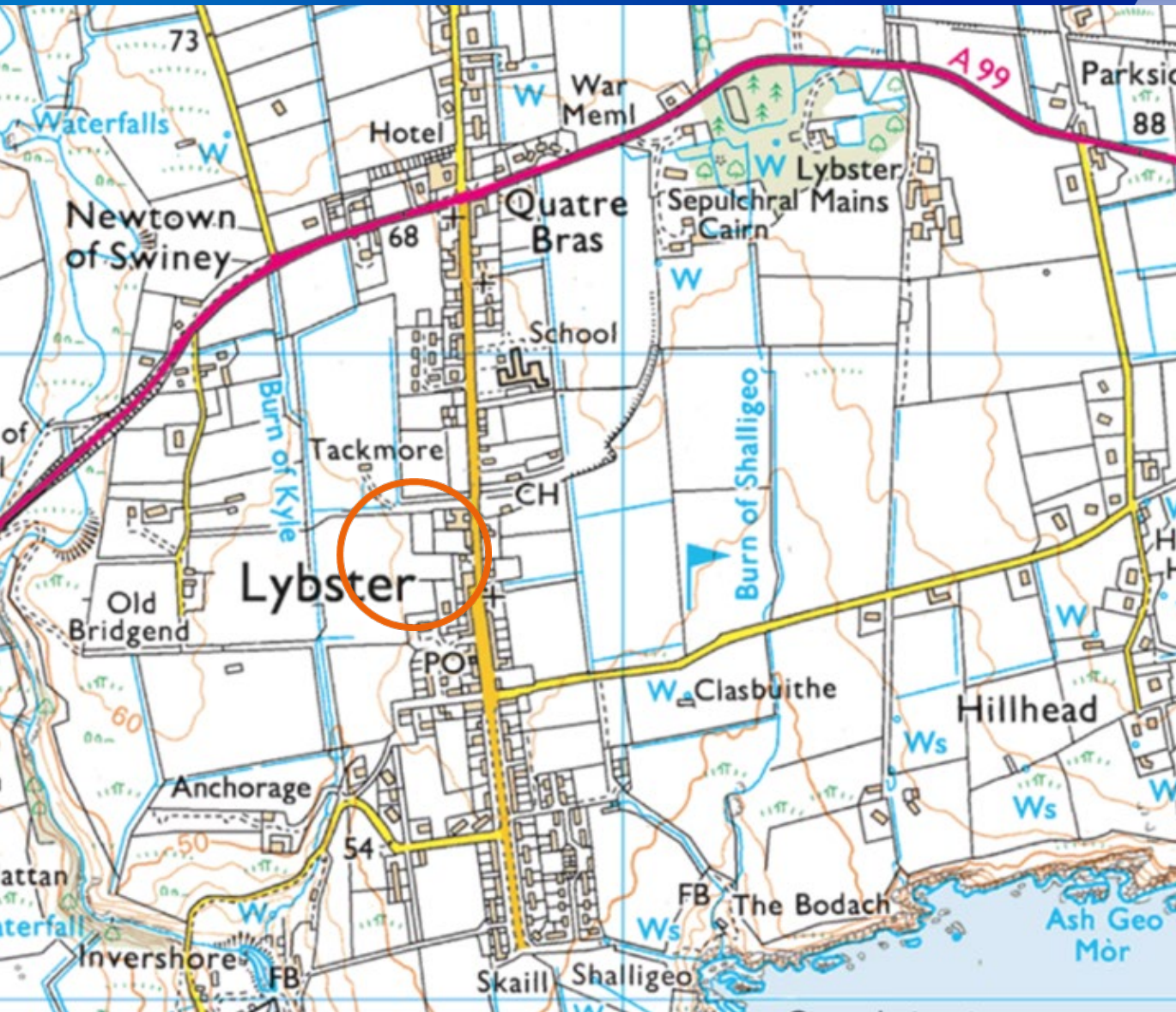


WHAT 3 WORDS

FORMER SCHOOL HOUSE & LODGE, MAIN STREET, LYBSTER, KW3 6BJ

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Former School House & Lodge Main Street, Lybster



FIND ON GOOGLE MAPS

Location

The royal burgh and town of Wick is located within the County of Caithness in the far north of the Scottish Highland and serves as the main business and administration centre for the area. The town is located approximately 103 miles north of the city of Inverness, the main administrative centre for the Highlands, and 20 miles southeast of Thurso, via the A9 trunk road.

Wick is served by a wide range of transport modes including a railway station on the far north railway line linking south to Inverness and Thurso to the northwest. The town has a regular bus timetable and Wick John O'Groats Airport is located approx. 1 mile to the north with regular flights operating to Aberdeen. The port occupies a strategic location on the east coast of Scotland around the North Sea.

The subject property is located on Main Street in Lybster immediately to the rear of the former Alastair Pilkington Studio building primarily set within a residential area, just off the main A99 road approximately 13 miles south of Wick.

Lybster was once an important busy herring fishing port. A small number of crab fishing boats still operate from Lybster Harbour today. The Waterlines heritage museum located on the Harbour provides information on the history and geology of Lybster. There is a 9-hole golf course that is open to visitors.

Lybster sits on the famous North Coast 500 route which is deemed one of the world's most beautiful road trips. It is known for its stunning coastal scenery with white sandy beaches, rugged mountains, remote fishing villages, hidden gems, and a wealth of unforgettable experiences. It also lies at the end of the tenth stage of the John o' Groats Trail, a long-distance walking trail from Inverness to John o' Groats.



Description

Detached House

The property comprises a 2-storey detached former schoolhouse building of masonry construction under a pitched and slated roof. The property has been converted to self-contained letting rooms comprising 2 double rooms with kitchenette and en-suite facilities at ground floor level and 3 double bedrooms at first floor level, 2 with kitchenette and en-suite facilities and the third room having the use a shower room on the first-floor landing. There are ancillary laundry facilities on the ground floor. The rooms are provided to a good standard of fittings, fixtures and decoration. There is a lean-to single-storey extension of masonry construction under a mono-pitched slate roof on the northmost gable of the building and a garden to the front of the house.

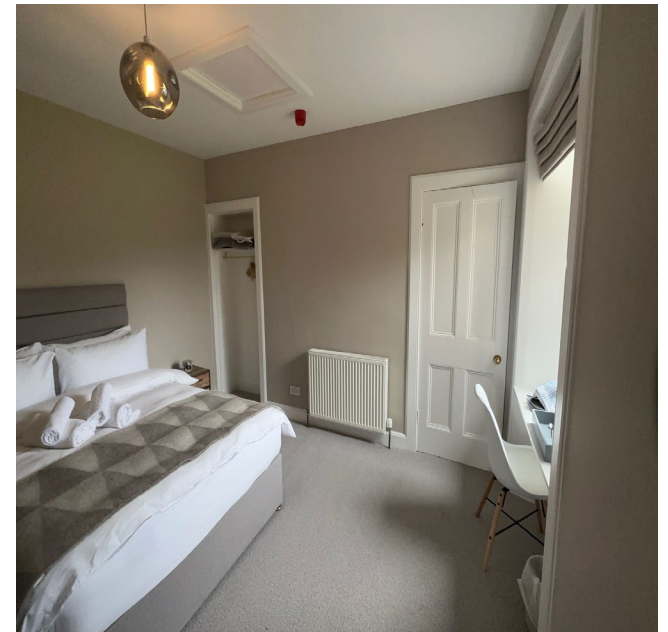
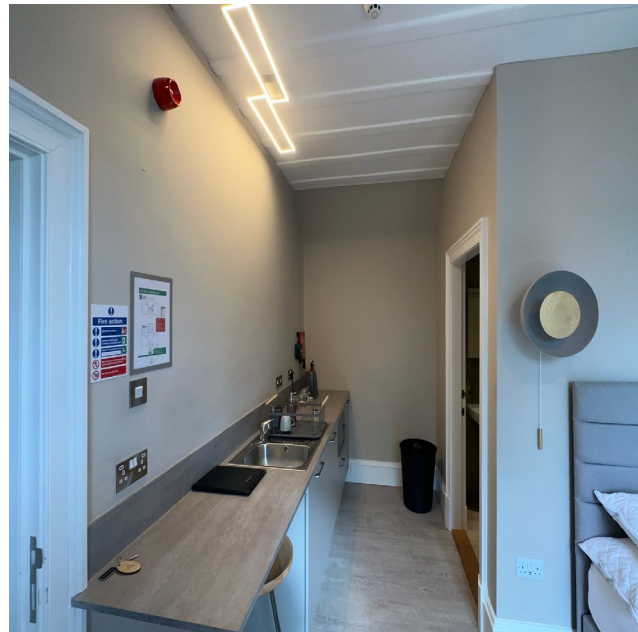
Lodge Building

The subjects comprise a modern single-storey modular building of timber frame construction with external timber clad walls under a pitched felt slate clad roof built circa 2012. The building is set within a large grassed paddock and is accessed via a timber decked ramp leading to glazed entrance door.

Accommodation	M ²	ft ²
<u>Detached House</u>		
Ground Floor - Entrance Hall, 2 Laundry Rooms, Office, Hall, 2-En-suite Double Bedrooms, Front Vestibule, Stairs to First Floor		
First Floor – 2 En-Suite Bedrooms, 1 Double Bedroom, First Floor Landing & WC/Shower.	140.77	1,516
<u>Lodge Building - Ground Floor</u>		
Open plan Living Room/Kitchenette, 3 Double Bedrooms, Shower Room & Disabled Wet Room.	71.36	768
Total Floor Area:	212.13	2,284











Services

Mains water and electricity. Drainage to the public sewer.

Council Tax Bands

Detached House - Band D

The Lodge - Band A

Energy Performance Certificate

The EPC documentation can be made available on request.

Tenure

Heritable Interest (Scottish equivalent of English Freehold).

Planning

The buildings may suit a range of uses, subject to securing the appropriate planning consent.

Sale Terms

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. **Offers over £200,000, exclusive of VAT** are sought for the property as one lot. Our client may consider selling as 2 lots. Please discuss any proposals with the marketing agents. The VAT position for any sale is to be confirmed.

Entry

Immediate entry is available on conclusion of Missives.

Legal Costs

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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