




McEwan Fraser Legal

Solicitors & Estate Agents

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Lybster House

LYBSTER, CAITHNESS, HIGHLAND, KW3 6AS

The Location

Lybster House lies just off the A99 trunk road on the edge of Lybster and approximately fourteen miles south of Wick. Lybster is a very cosmopolitan environment with a reputation for attracting artists and writers to complement the enlightened indigenous population. Local services include a Post Office and convenience store as well as a primary school, bowling green and medical centre with a dispensary. Lybster nine-hole golf course, at a length of 2002 yards, is reckoned to be one of the shortest courses in the country and as such attracts visitors from all over the world.

Lybster Harbour was once one the home of one of the largest herring fleets in the world and today it still plays host to commercial fishing boats anchored alongside pleasure craft attracted by recent improvements to the harbour. The shoreside facilities include a Heritage Centre with closed-circuit television for bird watching, seasonal coffee shop, washrooms and laundry facilities for visiting boats.

The former county town of Wick has a large range of shops and supermarkets as well as the county hospital. Wick Airport has daily flights to Edinburgh and Aberdeen where further domestic and international connections are available.

Inverness, less than a two-hour drive away, provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities.

The Scottish Highlands are a magnet to lovers of the outdoors and the ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, can boast some of the most beautiful beaches and mountains in Scotland.



Lybster House

McEwan Fraser Legal are delighted to offer a unique opportunity to purchase this historic Category C listed country house with its origins in the 17th century although the main living accommodation dates from the 18th century. Lybster House was the home of Lieutenant-General Patrick Sinclair, formerly Lieutenant Governor of "Fort Mackinac". The grounds of approximately 11.5 acres (4.4 hectares) contain his grave.

The main house retains many original features and is constructed over two floors with the lower accommodation consisting of entrance porch, hallway, lounge with views to the sea, former library which is now used as a dining room, breakfasting kitchen with LPG oven and hob, study/bedroom, family bathroom and utility room. The upper floor consists of three spacious bedrooms and family bathroom.

Separate to the main residence, "The Ha" was the home of Lieutenant General Sinclair and is thought to have been built around 1655. Some renovation and modernisation work has been undertaken in recent years to return it to a separate self contained house. Although not yet completed, the intention is to end up with a two-bedroom self-contained letting annexe to provide potential additional income.

The long driveway sweeps under the charming ivy-covered stone archway past The Ha and onwards to Lybster House. A large gravelled area allows parking for a number of vehicles in front of the main house.

The mainly wooded grounds of over eleven acres offer many potential development opportunities from camping/caravan park to new homes (all subject to obtaining suitable permissions). With the proximity to the North Coast 500 driving route and the Land's End to John o'Groats walking/cycling route, the visitor opportunities are almost endless. A number of timber outbuildings and a stone garage are included in the sale.

This lovely property would make a warm and welcoming family home with substantial holiday letting potential.



“... unique opportunity
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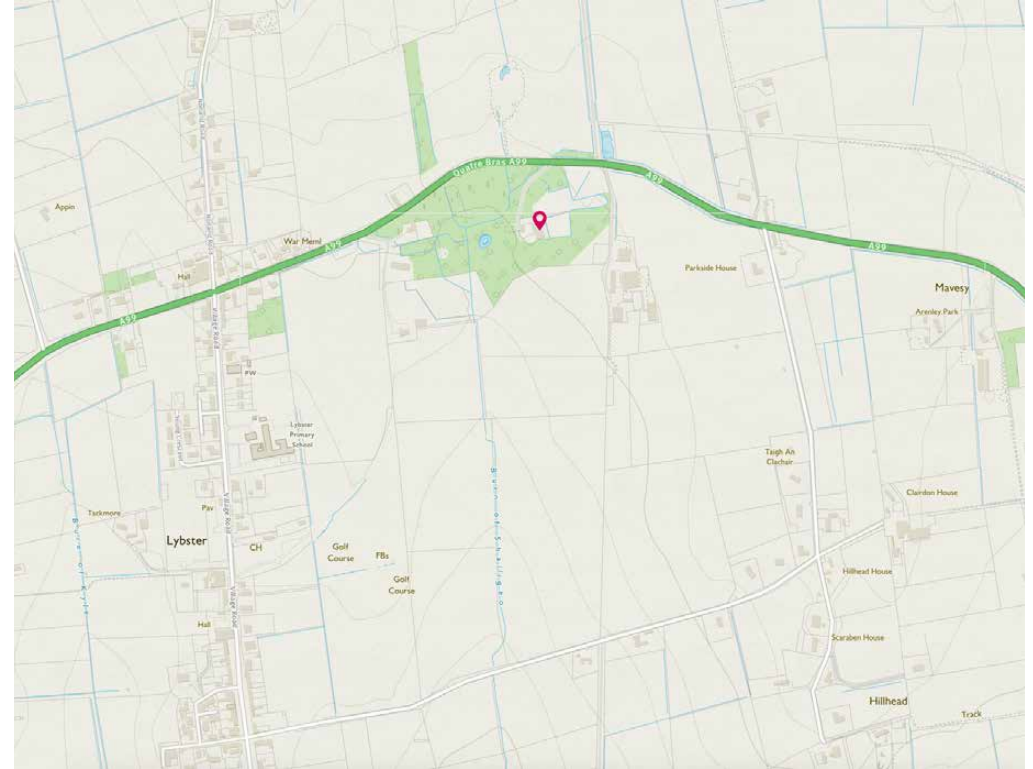
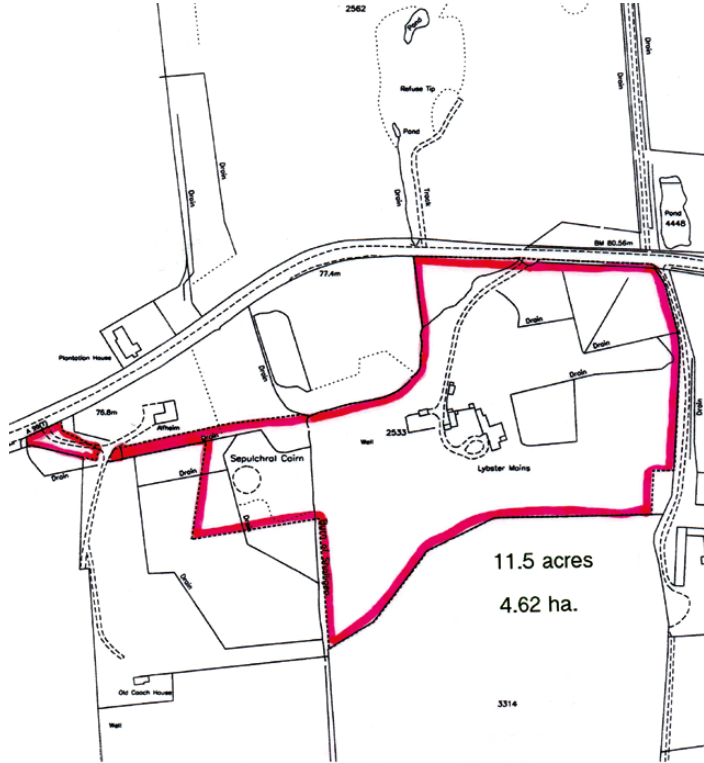


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Specifications





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