



BENACHIE, FREE CHURCH MANSE, LOCHINVER, SUTHERLAND, IV27 4LJ

Substantial former Manse overlooking Lochinver Harbour

Entrance Vestibule

Entrance Hall

Main Lounge

Dining Room

Small Lounge/Family Room

Kitchen

Rear Hall

Downstairs WC

Utility Room

Upstairs hall

5 Bedrooms

Bathroom

Shower Room

Oil fired central heating

UPVC double glazing

Garage and Workshop

Garden grounds

Elevated site with views over
Lochinver harbour

Offers over £245,000

DESCRIPTION

This substantial former Manse dates from around 1965 and is of brick construction with a slate roof. Set on an elevated site extending to around 0.425 acre overlooking Lochinver harbour, it is conveniently situated for local facilities and amenities. The property benefits from oil fired central heating and double glazing throughout. With some further modernisation and redecoration this property would make a highly desirable family home. There is also potential for use as Bed and Breakfast accommodation. There is an exceptionally spacious main lounge, a smaller lounge, dining room, kitchen, downstairs WC, utility room, 5 bedrooms, bathroom, shower room and a number of built in cupboards affording ample storage space. There is also a large semi-detached garage, which has been sub-divided to form a single garage and separate workshop area, and a driveway affording off road parking. Viewing of this property is recommended.

LOCATION

The attractive fishing village of Lochinver is located in the outstandingly scenic Assynt area on the west coast of Scotland. This area offers many outdoor pursuits, including access to beautiful beaches and mountains. Local facilities in Lochinver include shops, bank, post office, petrol station, restaurants, leisure centre, surgery and primary school. Secondary schooling is available at Ullapool High School. Lochinver is around 36 miles from Ullapool and around 86 miles from Inverness, the Highland Capital.

DIRECTIONS

Take the A9 north from Inverness to the Tore roundabout and take the second exit on to the A835, following the signs for Ullapool. From Ullapool, continue on the A835, following signs for Lochinver. As you enter Lochinver, turn right at the bridge, signposted for Baddidaroch. The Manse is located approximately 200 yards from the bridge, on the left hand side, before the road leading to Inver Terrace.





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

The main entrance door is accessed from the driveway which leads from the road to the rear of the house, with the front of the house facing out over the harbour. Entry is via a white UPVC double glazed door with screen. Window to the side. Large storage cupboard with sliding wooden doors. Tiled floor. A glazed door gives access to the entrance hall.

Entrance Hall

From the entrance hall there are glazed doors leading to the main lounge, the dining room and to a small hall from which there are doors leading to the kitchen and to the small lounge. There is also a stairway to the upper floor. Large under stairs cupboard. Radiator. Fitted carpet.

Main Lounge 8.30m (including bay window) x 4.70m

Very spacious bright room with bay window and window seat overlooking the harbour. Feature tiled fireplace with shelved alcoves to either side. 2 radiators. Wooden floor. There is access from this room directly to the dining room.

Dining Room 3.60m x 3.40m

Bright room with patio doors overlooking the harbour. Radiator. Wooden floor.

Small Lounge/Family Room 4.30m x 3.60m

Bright room with window overlooking harbour. Radiator. Carpet.

Kitchen 3.80m x 3.70m

Window to the side of the property. Venetian blind. Good range of wall and floor mounted units. Stainless steel sink. Hygena electric cooker and hob. Radiator. Vinyl floor.

From the kitchen there is access to a small rear hall with vinyl floor and a half glazed UPVC back door. From the rear hall there is also access to a small WC and a utility room.

WC

Window to side. White 2 piece suite, comprising WC and wash hand basin. Electric wall heater. Vinyl floor.

Utility Room 3.00m x 2.40m

Good sized room with pulley. Vinyl floor. There is access to the garage and workshop by steps up from this room.

FIRST FLOOR

From the Entrance Hall, a carpeted staircase leads to the upper floor. There is a hall running the length of this floor. Loft ladder provides access to partly floored loft. Skylight window. Radiator. Carpet. Large walk-in cupboard with slatted wooden shelves and housing hot water tank.

Bedroom 1 4.83m x 3.65m

Large window to front with views over harbour. 2 built in wardrobes with sliding wooden doors and hanging space, one of which also has shelving. Radiator. Fitted carpet.

Bedroom 2 3.65m x 3.60m

Window to front with views over harbour. Built in wardrobe with sliding wooden doors and shelving. Radiator. Fitted carpet. The bathroom and shower room are both across the hall from this room.

Bedroom 3 3.65m x 2.86m

Between bedrooms 1 and 2, also with views to the front over harbour. Built in wardrobe with sliding wooden doors and shelving. Radiator. Fitted carpet.

Bedroom 4 3.80m x 2.90m

Window to side. Curtain pole. Radiator. Fitted carpet.

Bedroom 5 2.85m x 2.50m

Window above entrance vestibule overlooking road. Wardrobe with sliding painted doors and shelving. Radiator. Fitted carpet.

GARAGE 6.00m x 2.90m and WORKSHOP 6.00 x 3.10m

The garage is semi-detached with the house and has been sub-divided to form a single garage and separate workshop area

GARDENS

There is a parking area to the rear at the road side and a substantial area of rough garden ground to the front.

HEATING

The property benefits from oil fired central heating.

DOUBLE GLAZING

The property is fully double glazed.

EXTRAS

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

COUNCIL TAX

The current Council Tax band for this property is Band F. Prospective purchasers should be aware that this may be subject to change upon the sale of the property.

SERVICES

The property benefits from mains electricity and water. Drainage is by way of a septic tank located within the boundaries of the property.

EPC RATING

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HOME REPORT

A Home Report is available for this property.

ENTRY

Early entry available.

VIEWING

By arrangement via the selling agents on 01463 234742 or 0131 226 5286. There is no Sunday viewing available for this property.



OFFERS

Offers over £245,000 are invited and should be submitted in writing to:-

Free Church of Scotland

The Mound

EDINBURGH

EH1 2LS

Telephone: 01463 234742 or 0131 226 5286

Email: muriel@freechurchofscotland.org.uk

It is possible that a Closing Date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers should formally intimate their interest in writing or by email.

As offers will require to be considered by a church committee, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Free Church of Scotland – Scottish Charity Number: SC012925

