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Young Robertson & Co.



LYBSTER FREE CHURCH

This beautiful building was previously the Commercial Bank before becoming the Lybster Free Church. This commercial property is now a Church on the ground floor with a four bedroom property on the first floor. Retaining many of the original features it is situated in it's own grounds with gardens to the side and rear. There is a driveway to the side leading to the garage. Benefitting from oil fired central heating with a new boiler fitted four years ago and timber framed glazing. The ground floor comprises Church room, lounge, kitchen, two vestibules, storage room, W.C. and a walk in safe. There are two staircases to the upper floor, one is a split staircase, which comprises lounge, kitchen/diner, dining room, study, four bedrooms and bathroom. The large garden to the side is laid to grass with trees, shrubs and flowers. There is a stone built outbuilding to the rear and a driveway to the side leads to the garage.

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OFFERS OVER £150,000

GROUND FLOOR

Side Vestibule 2.62m x 2.35m 8' 7" x 7' 8"

Wide timber entrance door with windows to either side. Half glazed timber entrance door to hallway with half glazed panels to the sides. Carpeted.

Hall

Carpeted. Radiator. Carpeted split staircase to carpeted landings.

Front Lounge 6.11m x 5.21m 20' 00" x 17' 1"

Five windows to the height of the ceiling, two to side and three to front. Original corning to the ceiling. Cupboard. Three radiators. Door to front vestibule.

Front Vestibule 2.54m x 2.39m 8' 4" x 7' 10"

Wood entrance door with glazed panel above. Electrics to wall. Carpeted. Door to Church room.

Church Room 5.64m x 12.05m 39' 6" x 18' 6"

Five windows. Five radiators. Walk in Safe. Fire exit door to side with glazed panel above. Carpeted. Door to lobby.

Lobby

Open storage space. Cupboard. Coat pegs to wall. Carpeted. Doors to W.C. and kitchen.

W.C. 2.47m x 1.46m 8' 1" x 4' 9"

W.C. and handbasin. Opaque window to rear. Vinyl flooring.

Kitchen 5.23m X 4.52m 17' 2" X 14' 10"

Wall and base units with worktops. Stainless steel sink with drainer. Fitted shelf to wall. Shelved cupboard. Two windows to side. Two radiators. Vinyl flooring. Doors to storage room and back lobby.

Lobby

Stone floor. Opaque window to side. Wood door to rear garden.

Storage Room 4.03m x 3.53m 13' 2" x 11' 7"

Slate floor. Two windows facing to side. Large cupboard with shelving and window facing to side. Stairs to upper floor.

Back stairs

Wood staircase. Window facing to side. Door to study and door to a lobby leading onto the upper landing.

UPPER FLOOR

Study 4.05m x 3.55m 13' 3" x 11' 7"

Window facing to side. Radiator. Original floor boards.

Lobby

Door to upper landing. Hot water tank mounted to wall. Window facing to side. Carpeted.

Staircase from Hall to upper landings

Ornate staircase with handrail to wall which splits. Carpeted stairs and landings. Fitted shelf to the larger landing with B.T. point. Shelved storage cupboard to smaller landing and radiator.

Bathroom 2.60m x 2.45m 8' 6" x 8' 00"

Bath with shower boarding to the walls and a Mira electric shower above, W.C. and handbasin. Half opaque window facing to rear. Mirrored cabinet to wall. Mirror to wall with light above with shaving point. Vinyl flooring. Radiator. Hatch to attic space.

Bedroom 1 3.63m x 3.03m 11' 11" x 9' 11"

Window facing to front. Radiator. Carpeted. Hatch to attic space.

Lounge 6.18m x 5.20m 20' 3" x 17' 00"

Open fireplace with tiled hearth, surround and mantle. Two cupboards. Four windows, two facing to front and two facing to side. Two radiators. Carpeted. T.V. point.

Dining Room 3.63m x 2.67m 11' 11" x 8' 9"

Window facing to side. Radiator. Carpeted. Door to kitchen/diner.

Kitchen 4.51m x 3.99m 14' 9" x 13' 1"

Wall and base units with fitted worktops and tiled splashback. One and a half bowl stainless steel sink with drainer and mixer tap. Fitted electric hob with extractor fan above. Fitted electric oven. Two windows facing to side. Two radiators. Vinyl flooring.

Bedroom 2 5.20m x 3.84m 17' 1" x 12' 7"

Windows facing to rear and side. Two radiators. Carpeted.

Bedroom 3 4.11m x 3.88m 13' 6" x 12' 8"

Window facing to side. Radiator. Carpeted.

Bedroom 4 5.22m x 3.84m 17' 1" x 12' 7"

Two windows facing to front. Two radiators. Cupboard fitted with shelf.

Garage

Block built garage with an up and over door which is in need of replacing.

Stone built outbuilding

Stone built outbuilding to the rear with two pedestrian doors.

Garden

Large garden to the side laid mainly to grass with trees flowers and shrubs. Garden ground also to the rear leading round into the driveway.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

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.

Rateable Value

Net Annual Value £5,000

EPC Rating

G

Postcode

KW3 6AQ

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £150,000 should be submitted to our Wick office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

The village of Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping, Post Office, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes drive to the north provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within under two hours' drive.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.



