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MISS LILLIE'S HOUSE, SWINEY, LYBSTER

This beautiful stone built property, which enjoys open countryside views to the sea yonder retains many original features throughout. C Listed this family home has six bedrooms, three reception rooms and a variety of substantial outbuildings as well as mature garden grounds to the rear and side. The property benefits from oil fired central heating which is further enhanced by a multi fuel burner to the lounge, and uPVC double glazing throughout. Accommodation comprises vestibule, hallway, parlour, lounge, kitchen diner, dining room and utility room to the ground floor (the utility room offers convenient internal access to the outbuildings). Upstairs from the open landing are six bedrooms (five with original fire places), a shower room and stairs to the attic which offers excellent storage. Outside the beautifully landscaped and maintained gardens are sectioned into two areas and include an enclosed alley, ponds and vegetable area. Abound with mature trees and shrubs that create natural shelter and privacy. A driveway to the side leads to an off-road parking area. Viewing of this beautiful large family home is highly recommended.

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OFFERS OVER £260,000

Vestibule **2.05m x 1.55m 6' 8" x 5' 1"**

Upvc entrance door with glazed panel above. Window facing to side. Radiator. Ceramic tiled floor.

Hallway

Stairs to upper floor. Carpeted. Three radiators. Window facing to rear.

Kitchen/Diner **6.67m x 4.59m 21' 9" x 15' 00"**

Base units with fitted worktops and tiled splashback. Stainless steel sink with double drainers and taps. Two windows facing to rear with deep sills. Fitted shelf to wall. Large storage cupboards from floor to ceiling fitted with wooden doors. Two radiators. Opaque glazed door to utility room. Vinyl flooring.

Utility Room **4.03m x 3.05m 13' 2" x 10' 00"**

Stainless steel sink with drainer. Window to side. Half opaque door to garden. Caithness flag stone floor.

Front Lounge **6.87m x 4.70m 22' 6" x 15' 5"**

Three windows facing to the front and one facing to the side. Fireplace with multi-fuel burner sitting on a Caithness Flagstone hearth with wood surround and mantle. Shelved cupboard. Two radiators. Carpeted. Adjoining door to dining room.

Dining Room **4.89m x 4.78m 16' 00" x 15' 8"**

Windows facing to front and side with deep sills. Ornate electric fire set on a tiled hearth with wood surround and mantle. Storage cupboard. Adjoining door to front lounge. Radiator. Carpeted.

Family Lounge **3.89m x 3.84m 12' 9" x 12' 7"**

Window facing to side. Fireplace with ornate electric fire set on a Caithness Flagstone hearth with brick surround and wood mantle. Radiator. Carpeted.

Stairs to Landing

Carpeted stairs and landing. Window facing to the side. Two storage cupboards. Door to stairs leading to the attic space. Three radiators.

Master Bedroom **4.73m x 4.05m 15' 6" x 13' 3"**

Window facing to side. Fireplace with tiled hearth and wood surround and mantle. Radiator. Carpeted.

Bedroom 2 **4.87m x 3.55m 15' 11" x 11' 8"**

Windows facing to front and side. Tiled fireplace with wood surround and mantle. Radiator. Carpeted.

Bedroom 3 **3.45m x 3.06m 11' 3" x 10' 00"**

Window facing to front. Storage cupboard. Carpeted. Radiator.

Bedroom 4 **4.70m x 4.23m 15' 5" x 13' 10"**

Windows facing to front and side. Tiled fireplace with hearth and wood mantle. Radiator. Carpeted.

Bedroom 5 **3.91m x 2.88m 12' 10" x 9' 5"**

Window facing to side. Tiled fireplace with hearth and wood mantle. Radiator. Carpeted.

Shower Room **3.56m x 2.40m 11' 8" x 7' 10"**

Three piece suite comprising large corner shower with shower boarding to walls and fitted Triton electric shower, W.C. and handbasin with tiled splashback. Three fully tiled walls. Window facing to side with deep sill. Vinyl flooring. Radiator.

Bedroom 6 **3.97m x 2.34m 13' 00" x 7' 8"**

Window facing to rear. Tiled fireplace with wood surround and mantle. Radiator. Carpeted.

Outbuildings

Wood Store **4.00m x 1.71m 13' 1" x 5' 7"**

Caithness flag stone floor. Window facing to side. Opaque half glazed door to garden. Doors to coal store and W.C.

W.C. **2.24m x 1.55m 7' 4" x 5' 1" 7' 4" x 5' 1"**

W.C. Sterling boarding to walls. Opaque window to side. Carpet tiles to floor.

Coal Store **1.95m x 1.55m 6' 4" x 5' 1"**

Wood entrance door. Sterling boarding to walls. Flagstone floor.

Workshop **4.74m x 3.60m 15' 6" x 11' 10"**

Timber entrance door with half opaque glazing. Window to side. Caithness flagstone floor. Stairs to attic storage space above the outbuildings.

Attic Storage Space above Outbuildings

Huge amount of attic storage space to either side of the stairs. One side measures 31' x 14' and the other side measures 26' x 14'

Enclosed Alley **4.00m x 1.06m 13' 1" x 3' 5"**

Caithness flagstone floor. Half glazed doors to each end. Hooks to wall for gardening tools.

Garage **4.30m x 3.79m 14' 3" x 12' 5"**

Stone built garage with Caithness Flag flooring. There is no door to the garage - open access.

Garden

Large walled garden to the rear with a large area of lawn, trees, shrubs, flowers and a vegetable patch as well as a pond. To the side is another garden with a paved area to the front of the property leading onto an area of lawn and many trees, shrubs, flowers and a pond.

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 E. 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.

EPC Rating

E

Postcode

KW3 6BT

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £260,000 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.



