



solicitors • estate agents

Young Robertson & Co.



AL-HASA, CANISBAY, WICK

**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

This impressive 'B Listed' detached former Church of Scotland Manse, dating from the late 18th to early 19th century, occupies substantial grounds extending to approximately 1.52 acres, enclosed by attractive dry-stone walls, and is complemented by an extensive range of traditional outbuildings. Situated in a delightful setting just a short walk from the village of Canisbay, this attractive property enjoys far-reaching countryside and sea views, with panoramic views across the Pentland Firth towards Orkney. The property further benefits from oil-fired central heating and double-glazed windows and doors. Steeped in history, the property is referenced in the book 'Lest We Forget: The Parish of Canisbay' and retains a wealth of original character throughout. The ground floor features three generous reception rooms, two with double-aspect windows and original shutters. Further accommodation comprises a large entrance vestibule, a spacious hallway, pantry, rear vestibule and a convenient WC.

caithnessproperty.co.uk 

OFFERS OVER £300,000

At the heart of the home is the spacious kitchen, which provides ample room for a breakfast table, making it ideal for informal family dining. Upstairs, accessed from the main landing and rear hallway, are five comfortable double bedrooms, most retaining their original window shutters, with three also featuring original fireplaces. An expansive family bathroom completes the first-floor accommodation. A particular feature of the property is the impressive collection of traditional stone-built outbuildings, all well maintained and dry, comprising a garage and store, generous lean-to, stables, byre, traditional hen house and steading with kiln wall. These versatile buildings offer significant potential for further development (subject to the appropriate consents) and lend themselves to a wide range of residential, leisure, equestrian or commercial uses.

Vestibule: 2.83m x 2.81m 9'03" x 9'03"

Timber front door with transom. Carpet. Partially glazed double doors to hallway. Cupboard to wall housing the electrics.

Hallway:

Carpet. Beautiful carpeted winding feature staircase with stair tower window offering sea views. Two radiators. Large walk in understairs storage cupboard with fitted shelving and coat hooks to wall (9'10 x 4' max). Window to side with shelved double base line unit below.

Living Room: 4.77m x 4.44m 15'7" x 14'7"

Double aspect windows with original shutters, offering views to the garden and surrounding countryside across to the sea. Open fireplace with brick surround, Caithness stone hearth and mantel. Two fitted shelving units to recess. Carpet. Radiator. TV point.

Family Room: 4.46m x 3.61m 14'7" x 11'10"

Double aspect windows offering views to the garden, both with original shutters. Carpet. Radiator.

Pantry: 2.8m x 1.36m 9'2" x 4'5"

Large storage room with fitted shelving to walls. Laminate flooring.

Dining Room: 4.10m x 3.15m 13'5" x 10'3"

Window to side with original shutters offering views to the garden. Carpet. Fitted storage units to recess. Radiator.

Kitchen/Breakfast Room: 5.17m x 5.04m 16'6" x 13'10" max

Various fitted eye and base level units with work top space and splash back tiling. 1.5 bowl stainless steel sink with mixer tap and drainer. Space for cooker, fridge and freezer. Services for washing machine and dishwasher. Vinyl flooring. Two windows to sides with views to the garden. Two radiators. Cupboard to recess housing the hot water tank. Ample space for table and chairs.

Rear Vestibule: 2.12m x 0.98m 6'11" x 3'2"

Vinyl flooring. Step up to WC. Partially glazed exterior door to courtyard.

WC: 2.36m x 1.12m 7'9" x 3'8"

WC. Wash hand basin with splash back tiling and mirrored unit above. Window to side. Vinyl flooring. Radiator.

Landing: 12'10" x 4' Max

Window to rear. Carpet. Radiator.

Bedroom 1: 4.79m x 4.4m 15'7" x 14'5"

Double aspect windows with original shutters offering garden, countryside and sea views. Original open fireplace (not in use) with decorative tiled and cast-iron surround with wooden mantel. Carpet. Storage cupboard to recess with hanging rail and shelf. Carpet. Radiator. Fibre broadband point

Bedroom 2: 4.42m x 3.92m 14'6" x 12'10"

Original open fireplace (not in use) with decorative tiled surround and wooden mantel. Carpet. Radiator. Double aspect windows with original shutters offering garden, and countryside views

Bedroom 5: 3.91m x 3.08m 12'10" x 10'01"

Window to front with garden and countryside views. Carpet. Radiator.

Rear Hallway: 7.38m x 1.07m 24'02" x 3'06"

Carpet. Window to side. Hatch access to the loft. Radiator.

Bedroom 3: 4.12m x 3.56m 13'6" x 11'8"

Original open fireplace (not in use) with decorative tiled and cast-iron surround with wooden mantel. Carpet. Window to side with countryside views. Radiator.

Bedroom 4: 4.11m x 3.13m 16'5" x 10'03"

Original open fireplace (not in use) with decorative tiled and cast-iron surround with wooden mantel. Carpet. Radiator. Door to shelved storage cupboard. Window to side with countryside views.

Bathroom: 4.78m x 2.69m 15'8" x 8'10" max

WC. Wash hand basin. Bath. Shower cubicle with thermostat shower. Decorative wood lining to walls. Hatch access to the loft. Two windows to rear. Radiator. Sliding doors to shelved storage cupboard. Carpet

Outside are a selection of various stone buildings all in good order, most with double glazing, power and light. This includes a workshop, stables, byre store, garage and steading buildings as well as a former office building all located within the garden grounds.

Garage: 9m x 4.19m 29'06" x 13'09"

Byres x 2: 5.51m x 4.08m 18'1" x 13'5"

Lean too: 4.11m x 2.71m 13'5" x 8'10"

Workshop: 8.89m x 4.03m 29'2" x 13'3"

Hen House: 4.34m x 3.70m 14'3" x 12'2"

Steading: 12.21m x 4.04m 40' x 13'3"

Garden:

The extensive grounds extend to approximately 1.32 acres and comprise a number of well-defined areas, principally laid to lawn and bounded by attractive dry-stone walls. A spacious driveway and courtyard provide excellent turning facilities and parking for several vehicles, while a fully enclosed paddock of approximately 0.2 acres further enhances the property's appeal.

General Information:

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@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.

EPC: F

Postcode: KW1 4YH

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price: Offers over £300,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

An attractive rural farming community featuring a historic 19th-century church, famously frequented by King Charles during visits to the Late Queen Mother's holiday home at the Castle of Mey. The village offers a Primary School and a medical centre and is conveniently located just a short drive from John O' Groats. Approximately 25 minutes to the south, Wick provides a full range of shopping, professional, and medical services. Wick also serves as a transport hub, offering regular bus, train, and air connections, with Inverness reachable within roughly 2.5 hours by car.

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.

