



**Ken MacDonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis**

**The Former Tower Guesthouse, 32 James
Street, Stornoway, Isle of Lewis, HS1 0QN
Offers in the region of £250,000**





Dining Room



Lounge

Description

Constructed in 1885, the Former Tower Guesthouse is a remarkable property that exudes the charm and elegance of the Victorian era. As a detached building in the Victorian style, it showcases a range of desirable retained period features that add to its allure. The high rise ceilings and skirtings, along with the Victorian style coving, create a sense of grandeur throughout the property. However, the most captivating feature is undoubtedly the wooden winding staircase adorned with beautiful stained glass windows. Spanning three floors, the accommodation of the Former Tower Guesthouse is generously laid out, offering ample space for comfortable living. With 8 en-suite bedrooms, two large lounge areas, a bathroom, WC, dining area, and kitchen, the property provides a versatile living arrangement that can be tailored to suit the preferences of the prospective owners. While the property retains its historic charm, it would benefit from renovation and maintenance work to restore it. The potential for transformation is evident from the moment you step inside. The bright and airy grand entrance sets the tone for the entire home, creating a welcoming ambiance that is carried throughout. In addition to the main building, there is a two-bedroom chalet on the premises. This presents an exciting opportunity for a "home and income" lifestyle, making it ideal for those interested in running a successful holiday let. The chalet's proximity to local amenities further enhances its appeal. The Former Tower Guesthouse represents a rare opportunity to own an original townhouse building in the heart of Stornoway. We highly recommend scheduling a viewing to fully appreciate the potential and unique offering of this property.

Directions

From the ferry port in Stornoway, turn left and drive approx. 100 yards to the roundabout. Take a right which brings you onto James street. Just before you reach the next roundabout past the Caladh Inn, 32 James Street is directly across the road on the left hand side before you get onto the roundabout.

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Kitchen



Ground Floor Bedroom—En-suite



Ground Floor Bedroom



Bedroom



Bedroom



First Floor Lounge



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



First Floor Shower Room



Second Floor Shower Room



Entrance



Staircase



First Floor Landing



Chalet Bedroom



Chalet Bedroom Ensuite



Chalet Bedroom



Chalet Bedroom Ensuite



Entrance Porch



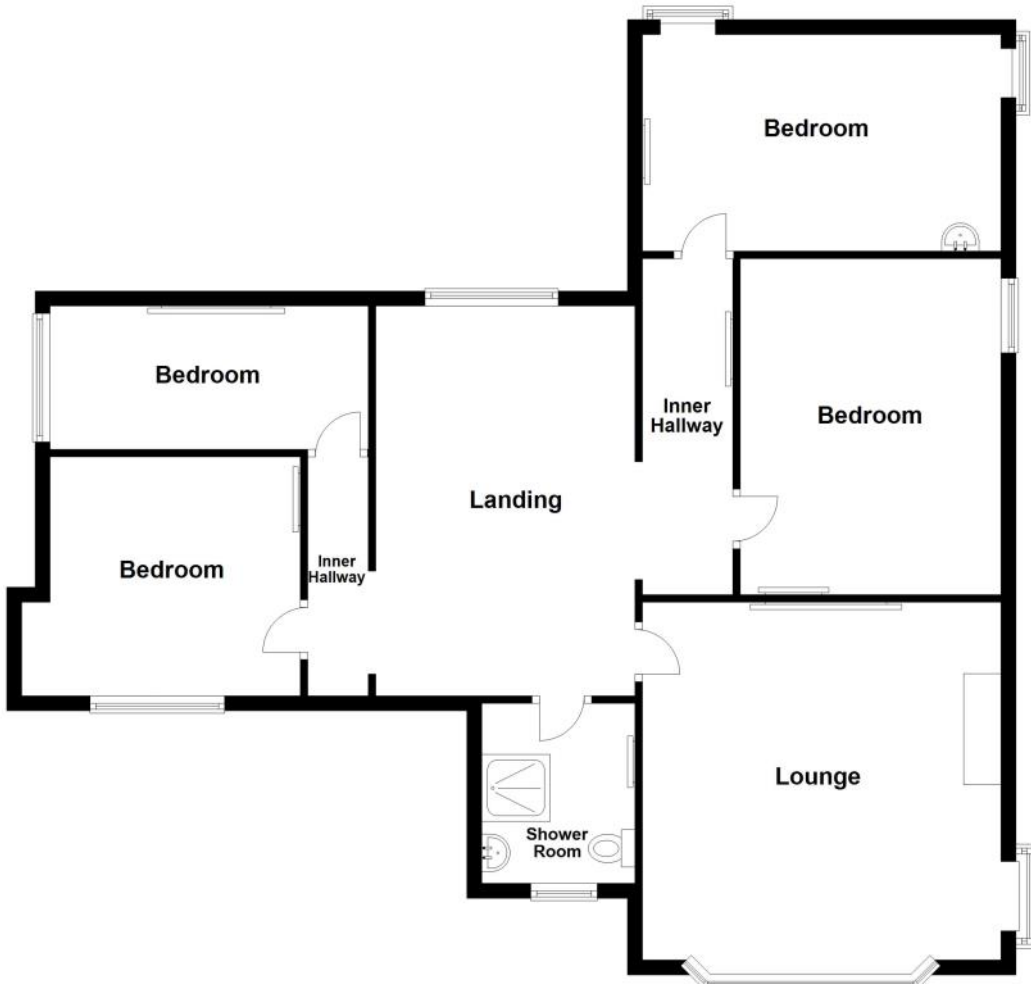
Rear Aspect



Rear Garden



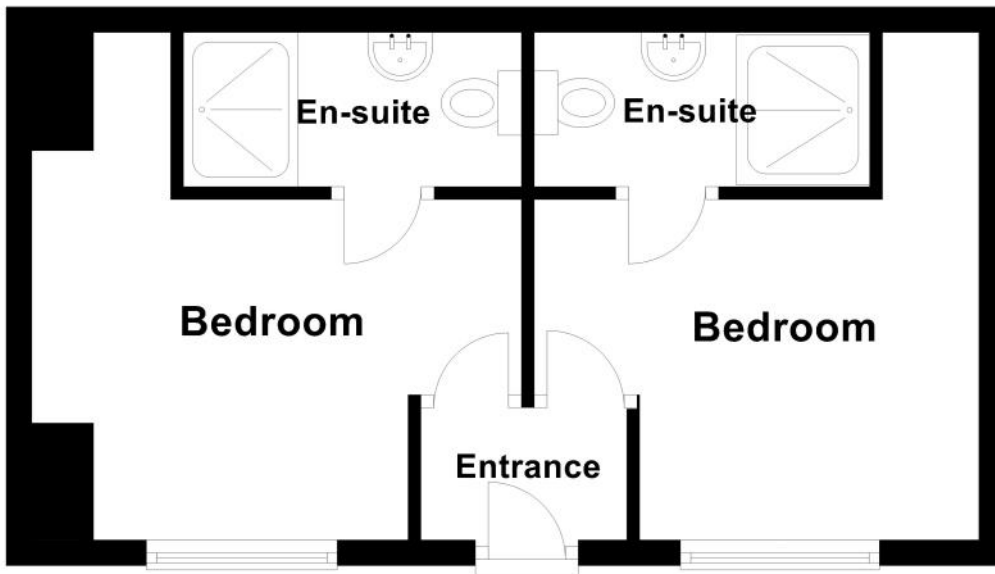
Ground Floor



First Floor



Second Floor



Annexe

Ground Floor

Porch	2.03m (6'8") x 2.00m (6'7")
Entrance Hall	4.03m (13'3") max x 3.52m (11'7")
Kitchen	4.78m (15'8") x 2.32m (7'7")
Dining Area	4.83m (15'10") x 4.77m (15'8")
Lounge	5.12m (16'10") x 4.78m (15'8")
Bedroom	4.32m (14'2") x 2.00m (6'7")
En-suite	3.17m (10'5") x 1.37m (4'6")
WC	1.10m (3'7") x 0.89m (2'11")
Rear Porch	2.55m (8'4") x 1.22m (4')

First Floor

Bedroom	4.81m (15'9") x 2.90m (9'6")
Inner Hallway	4.50m (14'9") x 1.22m (4')
Bedroom	4.50m (14'9") x 3.39m (11'1")
Lounge	4.80m (15'9") x 4.79m (15'9")
Landing	4.90m (16'1") x 3.47m (11'5")
Shower Room	2.41m (7'11") x 2.05m (6'9")
Inner Hallway	3.20m (10'6") x 0.81m (2'8")
Bedroom	3.73m (12'3") x 3.20m (10'6")
Bedroom	4.26m (14') x 1.92m (6'4")

Second Floor

Bedroom	3.27m (10'9") x 2.00m (6'7")
En-suite	2.34m (7'8") x 1.25m (4'1")
Bedroom	3.62m (11'11") x 3.21m (10'6")
En-suite Shower Room	3.74m (12'3") x 2.00m (6'7")
Landing	6.93m (22'9") x 2.00m (6'7")
Bedroom	3.27m (10'9") x 2.88m (9'5")
En-suite	2.47m (8'1") x 1.22m (4')

Annexe

Entrance	1.60m (5'3") x 1.03m (3'5")
Bedroom	3.03m (9'11") x 1.07m (3'6")
En-suite	2.63m (8'8") x 1.02m (3'4")
Bedroom	3.91m (12'10") x 2.64m (8'8")
En-suite	2.61m (8'7") x 1.20m (3'11")

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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