Lybster House
Lybster, Caithness, KW3 6AS

A handsome house with an interesting history and some 11 acres of land situated on the outskirts of Lybster with views to the sea. Good spacious accommodation that is well presented to form a fine family home

Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Study/Bedroom 4, Utility Room, 3 further Bedrooms, 2 Bathrooms, Garage, Outbuildings

Approximately 11 acres of land

The Old House General Sinclair’s Grave

EPC Rating F25

Guide Price £395,000

Wick 13 miles
Helmsdale 24 miles
Dornoch 50 miles
Inverness 91 miles
Lybster House
Lybster, Caithness KW3 6AS

Situation
Although remote in terms of latitude, Lybster has a thriving community centred around the village with its primary school, shops, post office, golf course, bowling club, GP medical centre and bank. There are two hotels, restaurant and an attractive harbour. Wick has a greater range of facilities including a small airport and railway station with services to Inverness and the south.

The beautiful countryside with the extensive moors, hills and impressive coastline cliffs give ample opportunity for the walker. The fisherman has plenty of chance for sport in the local rivers with the Helmsdale being particularly well known.

Inverness airport has numerous flights to a variety of destinations both home and abroad including London Gatwick, Luton, Bristol, Manchester, Birmingham and Amsterdam.

Directions
From the south follow the A9 north passing through Golspie, Brora, Helmsdale and over the Berriedale Braes. At Latheron turn right on the A99 at the Thurso/Wick junction. Continue through Lybster passing the Portland Arms Hotel. At the edge of the village there is a wood and the entrance to the property is at the far end on the right.

Description
Lybster House dates from the 18th century and is rich in history. The original house is in the grounds and it originates from the 17th century. The present house is full of charm and character with good spacious accommodation to form a fine family home. The grounds extend to approximately 11 acres (4.62 Ha) and include a paddock and an area of woodland. The peaceful setting and proximity to the sea make Lybster House an extremely attractive property.

Accommodation

Entrance Vestibule
Part glass panelled front door. Tiled floor. Inner glass panelled door to:

Hall
Staircase to first floor. Understairs cupboard. Double panel radiator. Double cupboard. Double glazed velux window. Single panel radiator. Double glazed window with cupboard under. Door to:

Drawing Room  5.35m x 4.79m (17'6" x 15'9")
(S) Views to the sea. Open fireplace with marble style surround and mantle. Slate hearth. Display alcove with cupboard under. Double glazed French doors to garden. Ornate cornicing. Picture rail. Three double panel radiators. Small passage with double glazed window leading to:

Dining Room  5.35m x 4.31m (17'6" x 14'2")
(S & W) Double aspect room with views to the sea and double glazed windows with cupboards under. Open fireplace with Victorian style grate with wooden mantle and surround. Ornate cornicing and ceiling rose. Recessed display area with cupboards under and book shelving to one side. Double panel radiator. Door to:

Kitchen/Breakfast Room  4.88m x 4.21m (16' x 13'10")

Study/Bedroom 4  3.76m x 2.19m (12'4" x 7'2")

Side Lobby
Back door with small window. Wall panelling. Coving. Single panel radiator. Door to:

Utility Room  4.36m x 3.73m (14'3" x 12'3")
(W & N) Two double glazed windows. Fitted floor and wall units. 1½ bowl stainless steel sink with mixer taps and single drainer. Plumbing for two washing machines. Gas fired boiler for central heating and hot water. Shelving.

Bathroom 2  2.92m x 2.60m (9'7" x 8'6")

First floor

Landing
Two double glazed windows. Three single panel radiators. Two hatches to roof space.

Bedroom 1  6.54m x 4.06m (21'5" x 13'4")
(W) Two double glazed windows with views to the sea. Two double wardrobes with fitted dressing

**Bedroom 2** 5.32m x 4.16m (17'5" x 13'8")
(S) Double glazed window with views to the sea. Double panel radiator. Slightly coombed ceiling. Hatch to roof space.

**Bedroom 3** 5.34m x 4.58m (17'6" x 15')

**Bathroom 1** 3.18m x 3.14m (10'5" x 10'4")

**Outside**
Long sweeping gravelled drive gives an impressive approach to the house via a stone arch. Turning area at front of house with space for the parking of several cars.

**Garage** 5.52m x 3.38m (18'1" x 11'1")
Stone construction with corrugated iron pitched roof. Double wooden doors.

**Garden Store** 4.67m x 2.02m (15'4" x 6'7")

**Wooden Garden Shed** 2.34m x 1.82m (7'8" x 6')

**Wooden Garden Shed** 2.42m x 2.98m (8' x 9'9")

The grounds extend to approximately 11 acres (4.62 Ha). It is mainly wooded with a paddock and an area of formal garden around the house. A gate leads from the garden to the paddock. The garden has a southerly aspect with views to the sea.

**The Old House** 9.16m x 3.90m (30' x 12'9")
It is understood that the Old House dates from the 17th Century and was the original home for General Sinclair. Currently under renovation the accommodation is over two floors with a basement. The house is currently under renovation and has recently been reroofed and would be a superb self catering cottage enabling the purchaser to receive an income from the property.

General Sinclair’s Grave
The Sinclairs of Lybster have long roots running back to the Sinclair earls who ruled Caithness that was once a much larger area taking in much of Sutherland. Tracing further back the family has connections to the Norwegian earls who controlled the north of Scotland for centuries.

General Patrick Sinclair is buried as he wished near to his house. The grave is some distance from the back of Lybster House where he lived. In 1936 a gravestone was erected by his great-grandson David A Laing and his granddaughter Isabel when she was 100 years old. Previously the grave had been marked by a cairn.

The inscription on the stone reads:

While in the Black Watch he saw active service in the West Indies and was at Guadeloupe; then went to North America with General Amherst. He was in command of the Great Lakes, and later Lt Governor of the Fort of Michilimackinac. He was buried here on his own property at his express wish.

**General Entry**
To be by mutual agreement.

**Viewing Arrangements**
Strictly by appointment with the selling agents.

**Fixtures and Fittings**
All fitted carpets will be included in the sale. Other extras may be available by separate negotiation.

**Council Tax**
Lybster House is in Council Tax Band E.

**Services**
Mains water and electricity. Private drainage.

**Closing Date**
A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, 22 Market Brae, Inverness, IV2 3AB. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.
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