

SWINEY HOUSE
LYBSTER, CAITHNESS



SWINEY HOUSE, LYBSTER, CAITHNESS

A handsome, B listed laird's house with panoramic views.

Wick 14 miles. ■ Inverness 86 miles.

About 2.8 hectares (7 acres) in all.

Offers Over £350,000

- Three Reception Rooms. Six Bedrooms.
- Retaining many original features.
- Well-presented interior over three floors.
- Walled garden, orchard and paddock.
- Spectacular views over pastureland to Lybster Bay.

Galbraith

Inverness
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SITUATION

Swiney House lies close to Lybster in Caithness. Set at the end of a long, tree-lined drive, the house is sheltered by mature mixed woodland and has far-reaching views over farmland to Lybster Bay. The property comprises a traditional laird’s house with a range of outbuildings and a walled garden set in approximately seven acres of land.

The northern Highlands of Scotland is one of the few landscapes which is still largely unaltered by human interference and on this eastern edge of the mainland, the wildness has shaped an environment which is at once beautiful and dramatic and offers the opportunity to enjoy nature at its best. The stunning Caithness coastline offers excellent amenity with its sheltered harbours, walks across the coastal grassland dotted with herbs and wildflowers, and its wide sandy beaches, excellent for surfing. The stunning landscape of the coast is set against a backdrop of spectacular mountains, home to a wide variety of wildlife and offering challenging mountain climbs.

Lybster, which is just a short distance from Swiney House, is an attractive, 19th Century village which grew up around its fishing industry. It is no longer a fishing port, but still has its picturesque harbour as well as a primary school, a number of hotels, a café, and beautiful coastal walks. Wick has a good range of shops and facilities including schooling up to secondary level, North Highland College, supermarkets, a railway station and a hospital. Wick Airport lies just outside the town and has regular flights to Aberdeen and Edinburgh.

DESCRIPTION

Swiney House dates from the mid-18th century and was originally the main house for Swiney Estate. The property been owned by the same family for the last 40 years and has been sensitively modernised and well-maintained.

The house, which has all the traditional features of a laird’s house, is well-presented in keeping with its date and style and provides comfortable family accommodation over three floors. The main reception rooms are elegant, and the many original features include crow step gables, long sash windows, panelling, stone arches in the entrance hall, cornicing, and period door and window furniture. Recent improvements include a kitchen and utility room extension with new kitchen and upgrading the heating system.

ACCOMMODATION

Ground Floor – Entrance Hall. Drawing Room. Conservatory. Dining Room. Dining Kitchen. Back Hall. Utility Room.
First Floor – Three Bedrooms. Two Bathrooms. Cleaning Pantry.
Second Floor – Three Bedrooms. Shower Room.

GARDEN GROUNDS

The property is approached from the public road, gateway opening to a tree-line avenue leading to a parking area at the rear of the house.

The grounds extend to approximately seven acres. The walled garden, which lies close to the house, has a saltire-shaped parterre with formal plantings giving shape and colour throughout the year, while the lawn is framed by a deep herbaceous border along one wall. Outwith the walled garden is an orchard and pond, both now somewhat overgrown, with carpets of bulbs through late winter and spring, and a further small paddock at the top of the drive.

OUTBUILDINGS

There is a range of outbuildings close to the house, comprising:

GARAGE

8.2 m x 4.5 m
With power, light and door to:

STOREROOM

5.1 m x 2.8 m

GARDEN SHED

2.2 m x 1.8 m

GARDEN SHED 2

3.8 m x 2.5 m

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	E	Available	Available*	F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location – What3Words - ///dentures.dished.blank

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

HEATING COSTS

Swiney House has oil fired central heating. The heating costs over the last six months have been in the region of £2,000. Further information on this is available on request.

POST CODE

KW3 6BT

SOLICITORS

Notary.scot
Edinburgh
0131 473 1173

ANTI MONEY LAUNDERING (AML) REGULATIONS

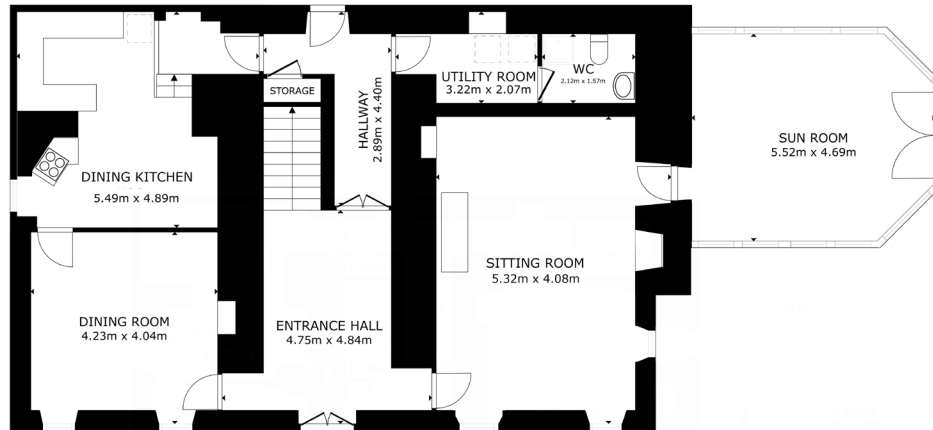
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

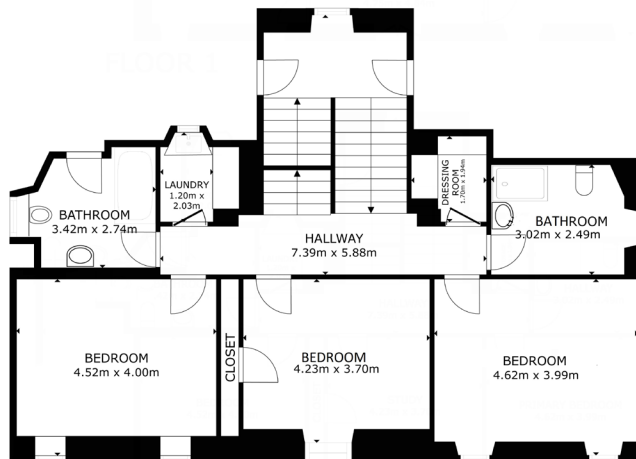




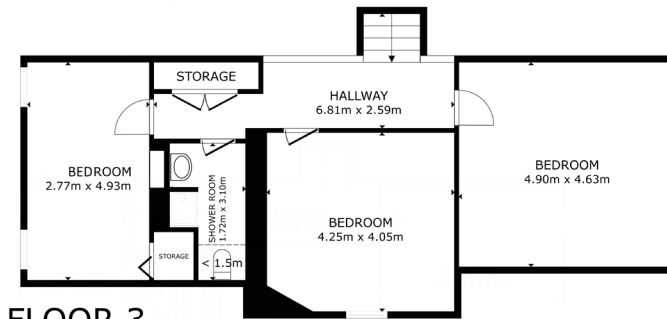
SWINEY HOUSE, LYBSTER KW3 6BT



FLOOR 1



FLOOR 2



FLOOR 3

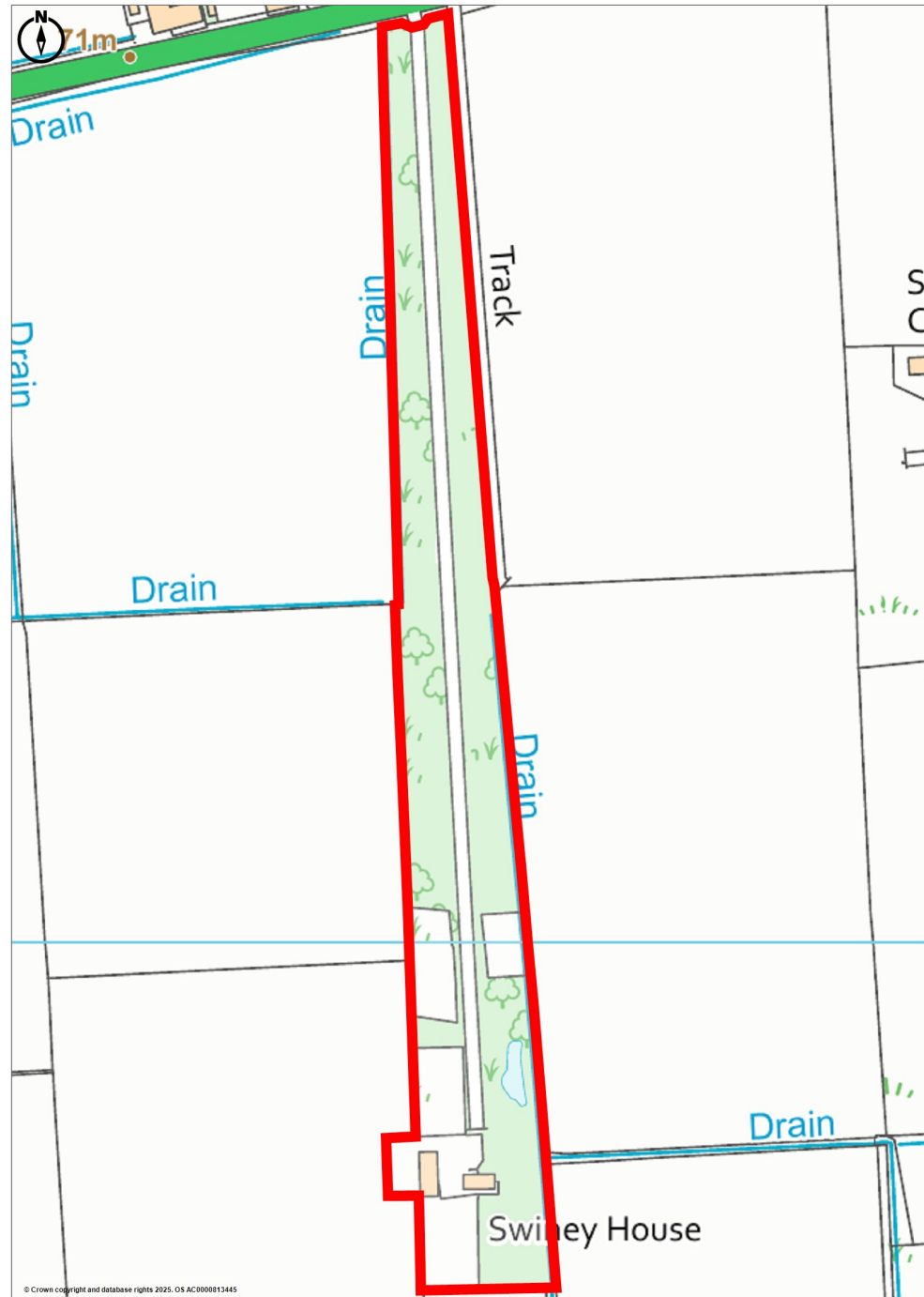
GROSS INTERNAL AREA
 FLOOR 1 154.3 m² FLOOR 2 102.0 m² FLOOR 3 74.7 m²
 EXCLUDED AREAS : REDUCED HEADROOM 0.9 m²
 TOTAL : 331.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT NOTES

1 These particulars are given to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way,





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