



HOLBORN HEAD LIGHTHOUSE
SCRABSTER, THURSO

Galbraith



HOLBORN HEAD LIGHTHOUSE, SCRABSTER, THURSO

A beautifully renovated, B Listed lighthouse and tower overlooking the Pentland Firth.

Thurso 2 miles. ■ Wick 22 miles. ■ Inverness 110 miles.

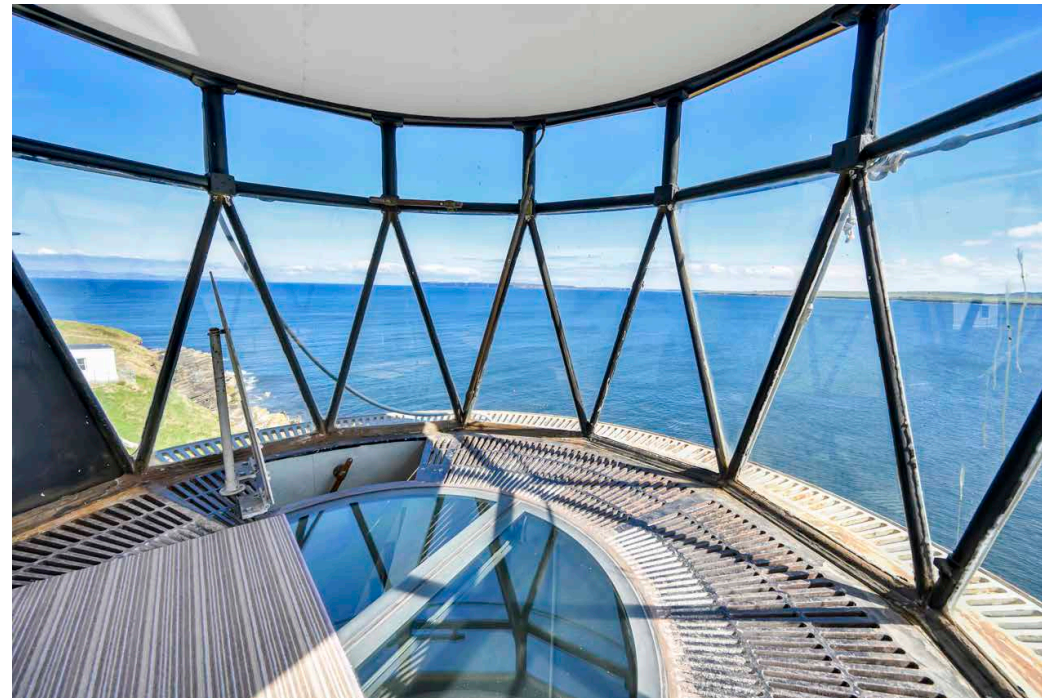
- Two Reception Rooms. Three Bedrooms.
- Extremely comfortable, two storey accommodation.
- Three storey tower with external viewing platform.
- Three car garage, studio and garden stores.
- Immaculately presented grounds.

About 0.4 hectares (1.1 acres) in all.

Offers Over £450,000

Galbraith

Inverness
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SITUATION

Holborn Head Lighthouse is a sensitively renovated, B listed, Stevenson lighthouse lying close to Thurso in Caithness. The property is in an outstanding setting with stunning elevated views over Scrabster beach and harbour to Dunnet Head, Orkney and the Old Man of Hoy.

This beautiful and dramatic Caithness coastline sits against a backdrop of spectacular mountain scenery, home to a wide variety of native wildlife and providing ideal hill walking and climbing. Inland is the Flows National Nature Reserve, designated for its spectacular peat and wetlands, while the River Thurso, which runs through the heart of the Reserve, is a salmon and sea trout river of great renown drawing fishermen from across the world.

Nearby Thurso has a good range of shops and facilities including schooling up to secondary level, North Highland College, supermarkets and a railway station. Wick, about 20 miles away, has further services and an airport with flights to Aberdeen, while Scrabster itself is the ferry terminal for the Orkney Islands.

DESCRIPTION

Holborn Head Lighthouse was constructed in 1862 and originally comprised two assistant lighthouse keepers' flats and the tower with its light. The light was permanently discontinued in 2003 and the building purchased by the current owners in 2006. The former flats and tower have been sensitively converted and renovated in accordance with the B Listing status and today Holborn Head Lighthouse is a unique residential property. The flats have been reconfigured to create a single dwelling, the living accommodation on the first floor to take advantage of the spectacular views and coastal light. The work has been carried out to the highest standard, with excellent levels of insulation, underfloor heating on the ground floor, consented additional window openings and good quality fittings, while solid oak, Caithness flagstone, wrought iron finishes and an understated interior reflect and complement the magnificence of the surrounding landscape. Wherever possible original features have been retained and replicated and this is seen particularly in the tower with its ladder staircases and brass fittings.

The three storey tower has been beautifully restored and has an office on its first level, a room with hatch access to the external walkway on the next level, and above this, the former lens dome. The light has been removed and the room is now used as an outlook and observatory.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Master Bedroom with en suite Shower Room. Two further Bedrooms. Bathroom. Utility Room.

First Floor - Sitting Room. Dining Room. Dining Kitchen. WC. Cloakroom.

Three Storey Tower - Office. Ante Room/Access to Walkway. Former Light Room.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to a gate opening to a shared parking area. A further gate leads to a private parking area.

The grounds extend to approximately 1.1 acres and are enclosed by stone walls. The immaculately presented gardens lie mainly to the north of the house and comprise a raised lawn edged by Caithness stone and encircled by a lower level, flagstone path. Steps lead to an upper level with BBQ area and viewpoint. A grass paddock lies adjacent to the garden.



OUTBUILDINGS

Studio
3.7 m x 2.4 m
Formerly the foghorn shed. Triple aspect with fully insulated and timber-lined walls, power and light.

Garage
12.6 m x 9 m
A triple car garage with electric door, insulated roof and garage door, fitted work benches, storage space in the rafters, power, water and light.

Garden Store
4.8 m x 2.5 m
With flagstone floor, power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private	Private	Oil fired	E	Superfast broadband available*	Available*	C	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 - ///fussed.steady.highlight

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.

POST CODE

KW14 7UJ

SOLICITORS

Your Conveyancer, Dunfermline
87 High Street
Dunfermline
Fife
KY12 7DR

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.

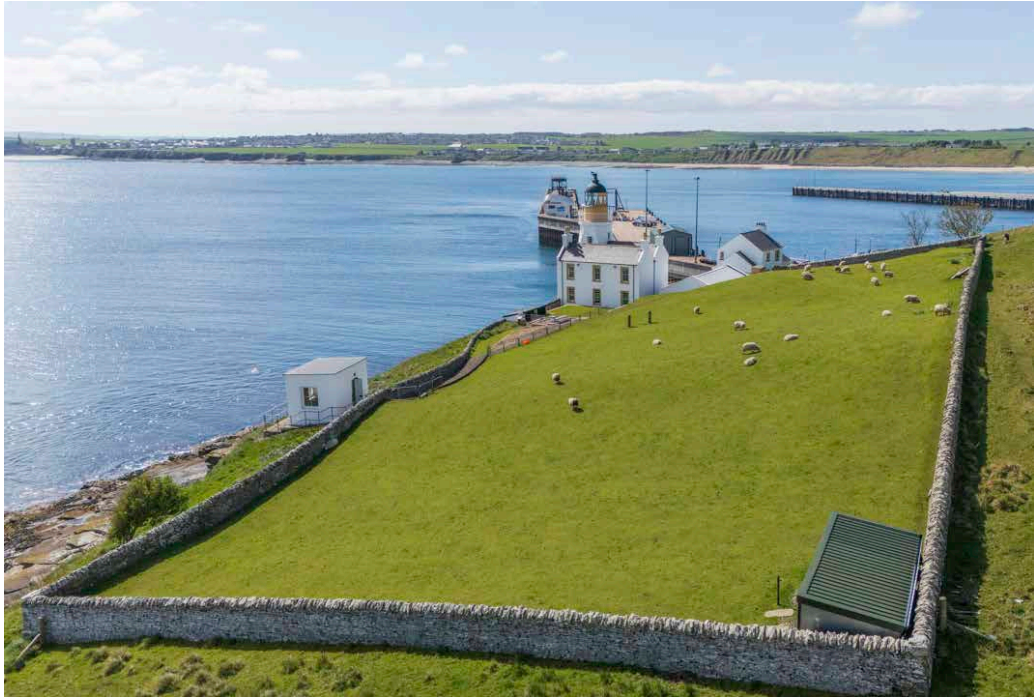


IMPORTANT NOTES

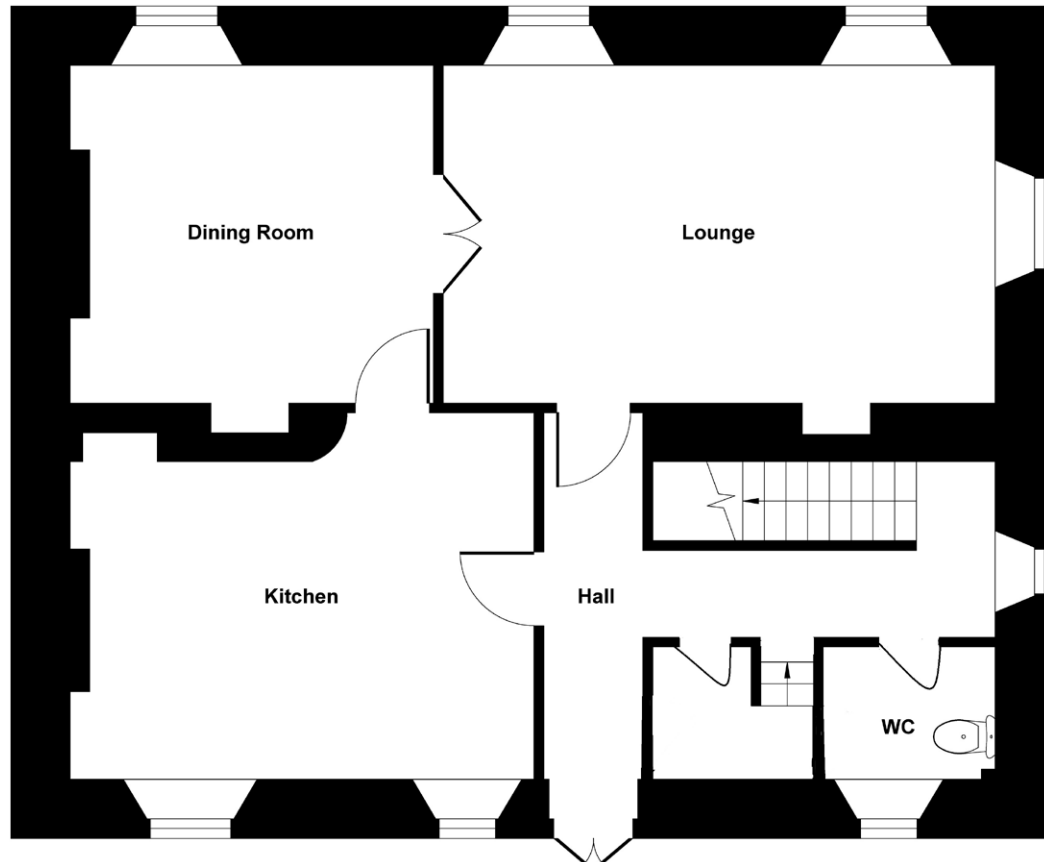
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.







Holborn Head Lighthouse, Scrabster, Thurso KW14 7UJ



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Galbraith



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