



# Free Presbyterian Manse

Inver, Lochinver, Lairg, IV27 4LJ

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# Introduction

A beautifully presented four-bedroom, former Manse situated in an elevated position above the popular Highland village of Lochinver which has been upgraded and modernised to a very high standard throughout.

Exquisitely decorated retaining original features.

Large, enclosed garden grounds offering development potential.

The Manse has been fully refurbished and upgraded throughout with the owners' eye for detail shining throughout the project. The property has been tastefully decorated with a stylish use of colours and neutral tones. The Manse has oil-fired heating and is fully double glazed.





From the gravel driveway, a composite door opens to a large entrance porch which has a tiled floor. A half-glazed door with decorative Rennie Mackintosh design side panels opens to the hallway. The hallway has an under stairs store. To the right of the hall is the lounge which has a window to the front overlooking the gardens. There is a central feature of a woodburning stove on a polished slate hearth with wooden surround. To the left is the dining room which has dual aspect windows to the front and side. It has a marble fireplace and surround with electric fire. The spacious kitchen has a good range of units in white with a quartz marble effect worksurface. There is a Flavel oven and grill with a five-ring ceramic hob and Extractor over.

There is a study/bedroom four which has wood panelling features. It has a built-in storage cupboard. A door which leads to the rear porch which takes you to a utility room where there is a Logic washing machine, a tumble dryer and Bush freezer. There is also a WC and wash hand basin. A door leads to the side garden from the hall. From the main hall the stairs rise to the upper floor landing which has a built-in storage cupboard.



From the main hall the stairs rise to the upper floor landing which has a built-in storage cupboard. Bedroom two sits the front of the property. This is a spacious room with a built-in wardrobe. It has a luxury en-suite bathroom with WC, wash hand basin and freestanding bath and shower cubicle with wet wall panelling around and power shower.

Bedroom three is another spacious room which sits to the front of the property overlooking the garden. It has wood panelling features. It has an en-suite shower room with WC and wash hand basin and shower cubicle with wet wall panelling around. Bedroom four sits to the right of the hall and has wood panelling features. There is a window to the side overlooking the gardens and a feature of the original fireplace with decorative tiling and wooden surround. The modern family bathroom has a large walk-in shower with wet wall panelling around, a WC and wash hand basin which sits over a vanity unit.

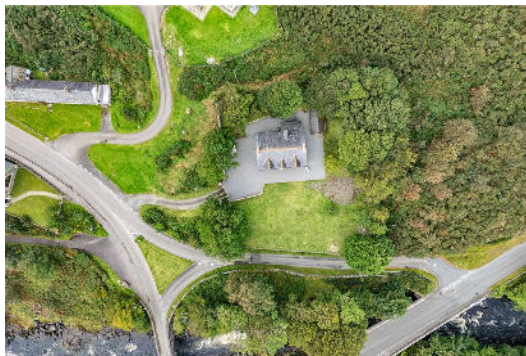
The Manse sits in very good-sized garden grounds which are mainly laid to grass. There is a gravel area to the front which wraps around the property offering plenty of parking and also a garage to the side. There is development potential in the large grounds (subject to necessary consents).







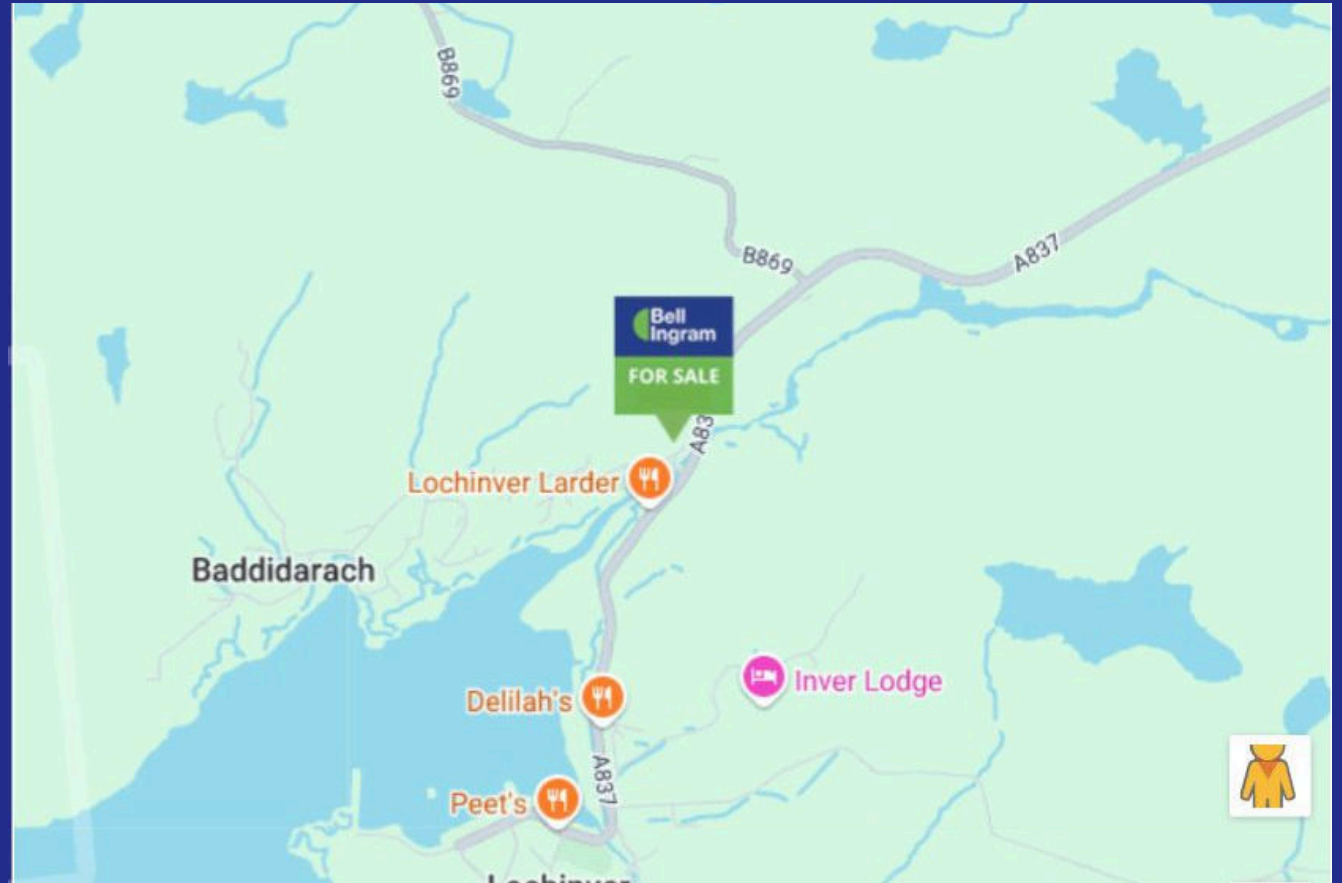






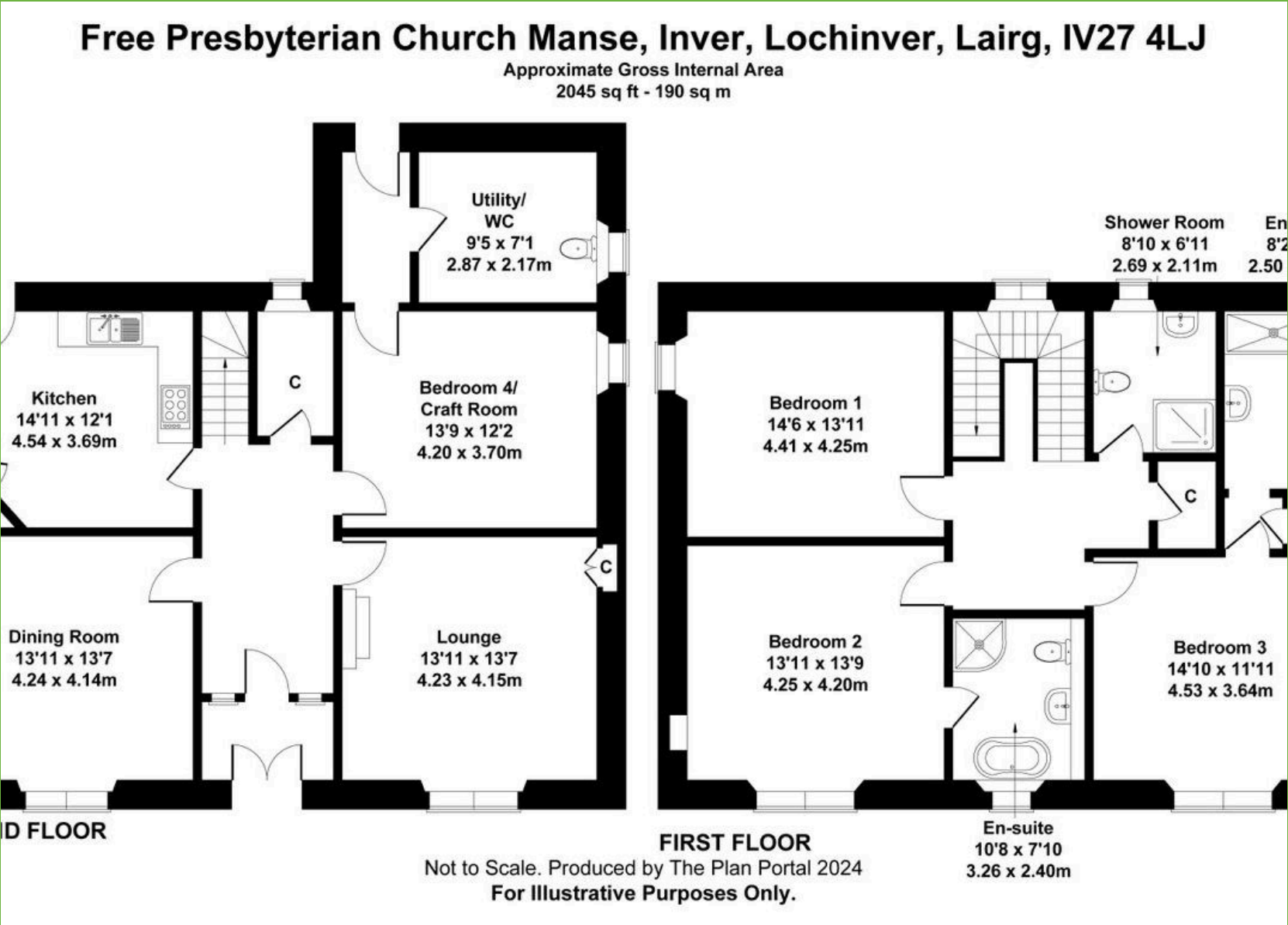
# Location

The Free Presbyterian Manse is set on the edge of the village of Lochinver, set amongst spectacular scenery on the West coast of Scotland and close to The Suilven and Canisp mountains. The location has an abundance of bird and wildlife. Beautiful sandy beaches can be found at Achmelvich, Clachtoll and Achiltibuie. Lochinver is the main village of Assynt with a range of shops, accommodation and other services. It is a charming fishing village with many attractions including a small Marina and busy harbour. There is a local primary school and high school education can be found in Ullapool to which a bus runs daily.



Plans

190 square meters





# Details

Local Authority  
Highlands and Islands Council

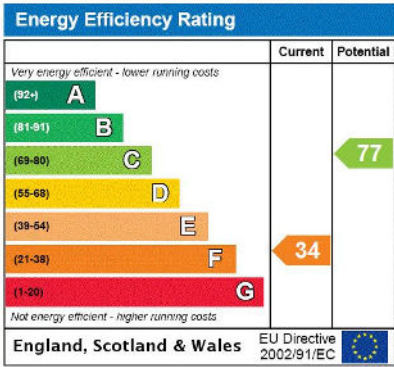
Council Tax  
Band = F

Tenure  
Freehold

EPC  
EPC Rating = F

Free Presbyterian

Church Manse



## Services & Additional Information

Mains water electricity and drainage.

Directions  
From Inverness take the A9 north and then the A835 to Ullapool at the Tore roundabout. Continue on the A835 turning left onto the A837 at the Ledmore "T" junction. On entering Lochinver, take the first right across a small bridge signposted Inver. Then take the first immediate left onto the driveway for the Manse.



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Offers Over £450,000



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