

Galbraith

THE CHARTS
LYBSTER, CAITHNESS





THE CHARTS, LYBSTER, CAITHNESS

A versatile, decrofted house and owner occupied croft with panoramic views

Wick 14 miles. ■ Inverness 89 miles.

- Four Reception Rooms. Five Bedrooms.
- Well-appointed accommodation.
- Easy option to create separate annexe.
- Colourful gardens around the house.
- Well-managed, registered croft land extending to 1.8 hectares suitable for livestock grazing.
- A good range of outbuildings including remains of original stone cottage.

About 2 hectares (4.94 acres) in all.

Offers Over £360,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

The Charts lies close to the village of Lybster in Caithness. The property is in a spectacular setting, with panoramic 360 degree views over an open landscape of farmland, water and mountains.

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 The Charts, 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, 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

Built in 2009, the current owners purchased the property in 2021 and since then have improved the house and grounds to create a well-appointed and versatile property with breathtaking views. The house provides comfortable family accommodation, where the semi-open plan design and extensive use of glass fill the house with natural light as well as the benefits of solar gain. The interior has been laid out in such a way that as well as the generous, two storey accommodation, it also offers the potential for a self-contained annexe on the first floor for use as supplementary or letting accommodation, subject to the necessary licencing.

Since purchase, the current owners have maintained the property well and improvements include new external doors on the house, new electric garage doors, upgrading the central heating system and redecoration.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Inner Hall. Sitting Room. Family Room/Music Room. Dining Room. Dining Kitchen. Utility Room. Two Bedrooms. Bathroom. Shower Room. First Floor - Open plan Sitting Room with Dining Area and Kitchen. Master Bedroom with en suite Bathroom. Two Bedrooms. Shower Room.

GARDEN GROUNDS

The property is approached from the single track public road, double gates opening to a driveway through the grounds and leading to a parking area and turning circle in front of the house.



The house is set in approximately five acres including 0.5 acres of decrofted garden ground. The current owners have cleared and landscaped much of the grounds and now there are colourful shrub beds around the house and sheltered sitting areas, which in turn blend with grass interspersed with mature trees and shrubs.

The croft - Croft Registration Number C8441 - extends to 4.5 acres and is suitable for livestock grazing and currently includes the wider garden grounds. There is an area of rough grazing land lying to the south of the house, one boundary of which is unfenced but for which a full grant may be available. The sellers are able to provide further information on this. The croft is currently used for sheep grazing and hens.

OUTBUILDINGS

Garage

7.2 m x 3.7m

An integral single garage with electric door, tiled floor, door to garden, shelving and Ramsay ladder to an attic room, fully lined and with sink.

Outbuilding

5 m x 4.8 m

With tiled floor, power, light, sink, fitted cupboards, work bench and sliding doors to carport. There is a further carport on the other side of the outbuilding

Within the grounds are the derelict remains of the former croft cottage, now partially roofed and used for storage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired. Ground floor zoned,underfloor; first floor radiators	F	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 - ///mixing.caskets.revived

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

KW3 6AT

SOLICITORS

Arthur and Carmichael
Cathedral Square
Dornoch

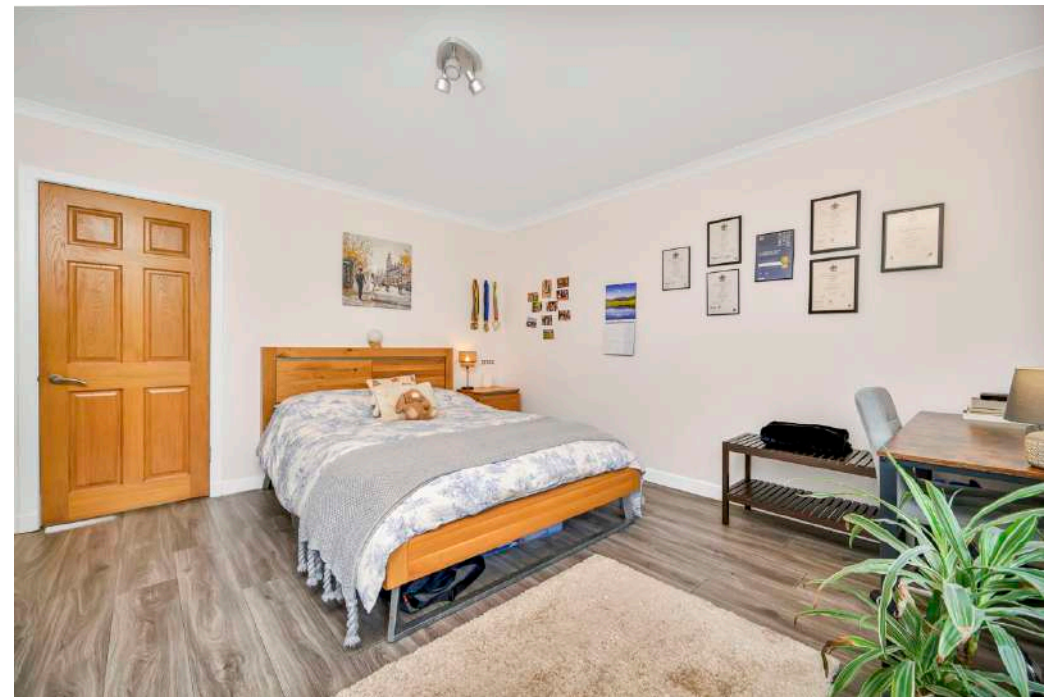
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

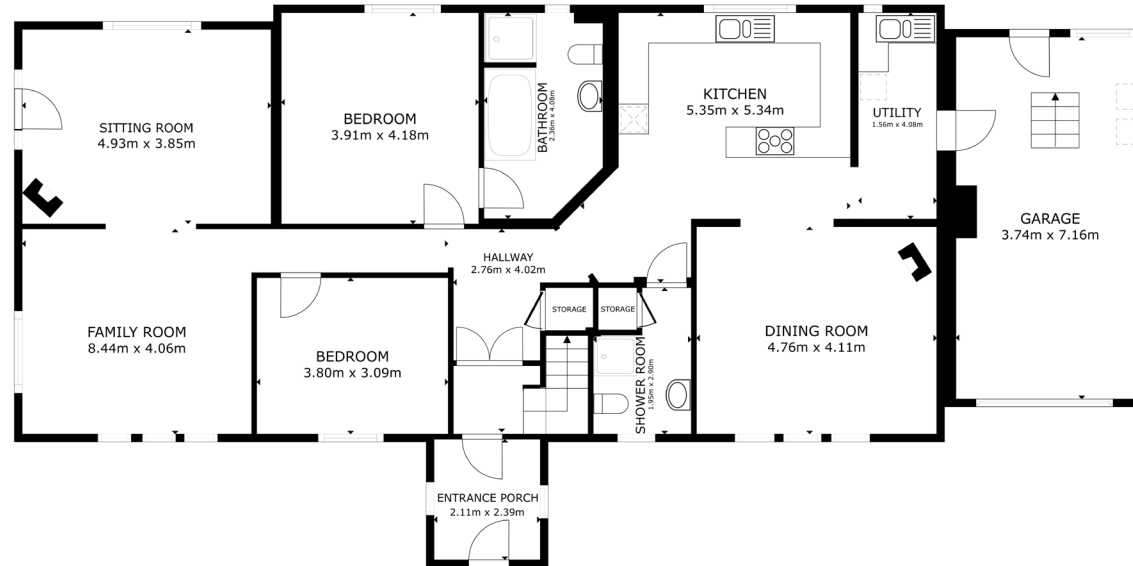
IMPORTANT NOTES

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 August 2025.

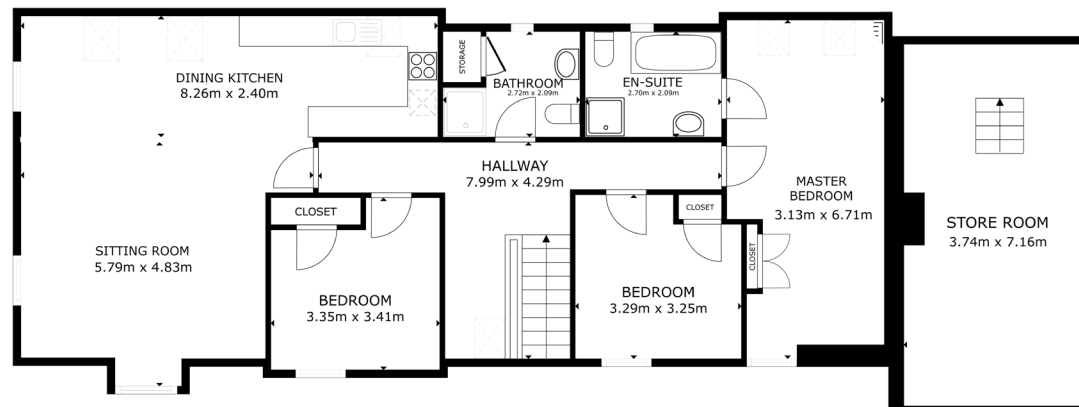




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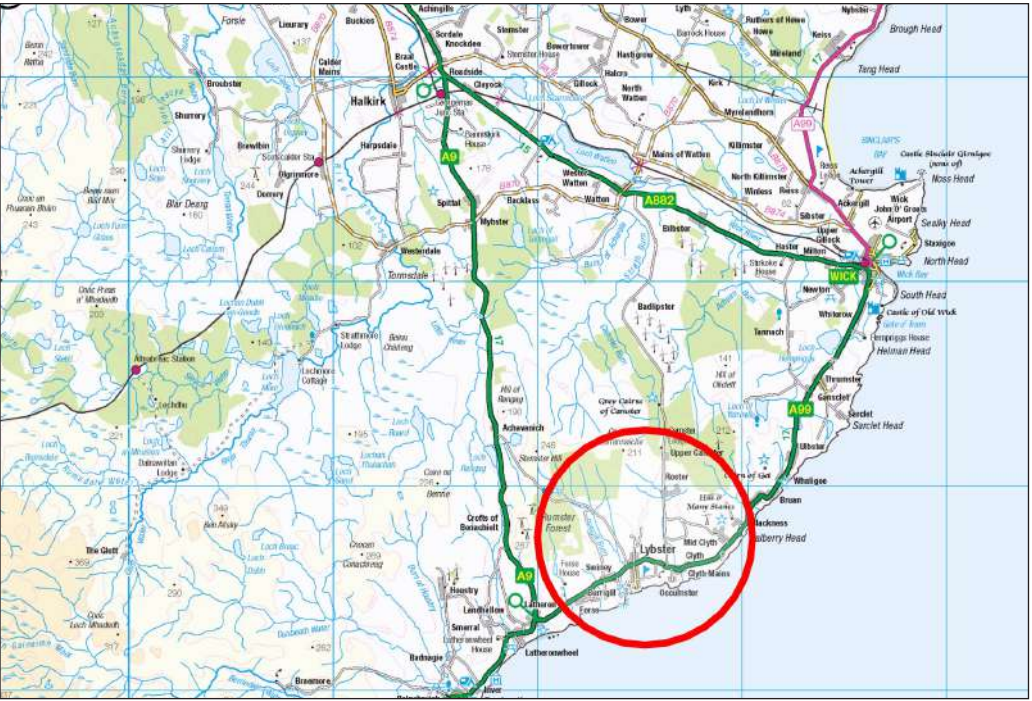
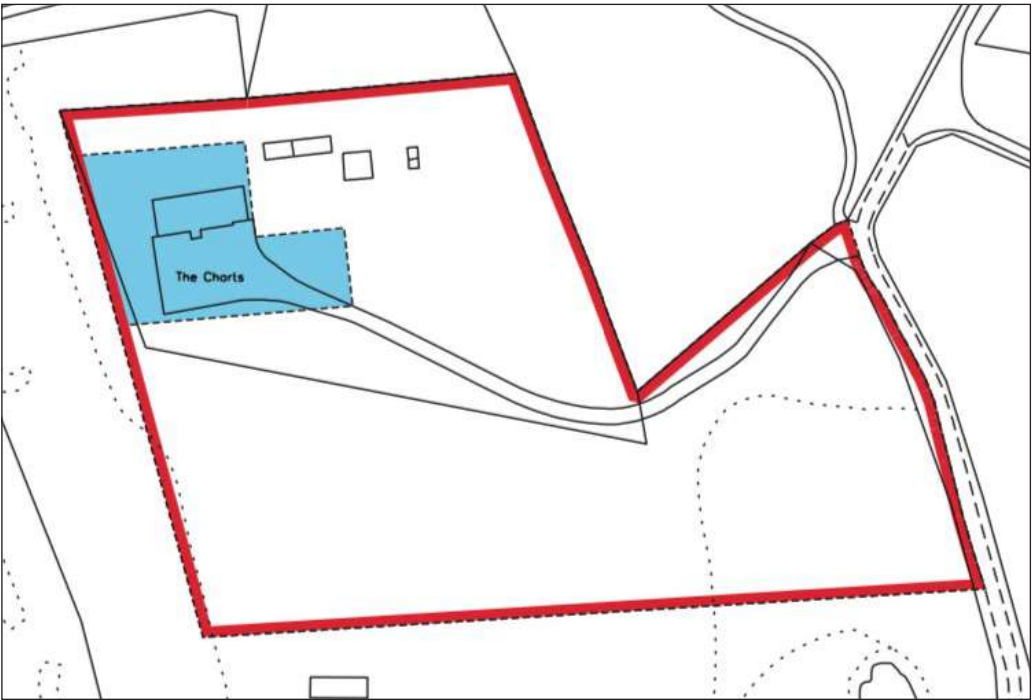
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 157.4 m² FLOOR 2 115.5 m²
EXCLUDED AREAS : GARAGE 26.8 m²
TOTAL : 272.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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