

Scarfskerry Baptist Church, Scarfskerry



Offers Over £45,000

A rare opportunity to acquire an ex Baptist church in the picturesque area of Scarfskerry. It is a unique property for anyone wishing to convert this substantial building into a stunning residential dwelling. The property comprises of the former church hall, vestry, kitchen, porch and WC. The property occupies a generous size plot with off road parking. It enjoys an outstanding rural position lovely countryside and sea views. Energy efficiency rating: G

- **Unique property**
- **Substantial sized rooms**
- **Kitchen**
- **WC**
- **Electrical heating**
- **Ready for redevelopment**
- **Car park**
- **Outstanding countryside and sea views**
- **Viewing highly recommended**
- **Energy Efficiency Rating: G**

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Accommodation

Enter via a porch area that takes you in to the vast former church hall. There are 6 large windows letting in plenty of natural daylight. The room has been stripped back to the stone walls and a concrete floor making it ideal for development.

From the church hall an opening leads in to the kitchen and subsequent WC with wash hand basin and the former vestry. There is plenty of potential to convert these rooms into residential accommodation.

Outside is large car park area.

Porch: 11' 7" x 5' 5" (3.54m x 1.66m)

Former church hall: 50' 8" x 20' 4" (15.44m x 6.2m)

Kitchen: 23' 5" x 11' 7" (7.13m x 3.52m)

WC: 9' 6" x 8' 5" (2.89m x 2.57m)

Former vestry: 21' 0" x 17' 0" (6.41m x 5.17m)





Asking Price in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

Entry By arrangement **For current tax bandings:** www.saa.gov.uk

Mortgage Information. Please ring us to discuss your requirements.

Valuation: If you would like a Free, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollards Estate and Letting Ltd or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.

Ground Floor



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