



## The Coach House, Old Bank Road

Golspie, Sutherland KW10 6RS

Price Guide £180,000

The Coach House in Golspie is located on the NC 500 Route with the potential to create a business and perhaps accommodation with the appropriate planning permissions. The spectacular stone building was originally built as the coach house to the Sutherland Inn (now known as The Golspie Inn). It then moved on from being the horse stables and farriers to a car garage and latterly a stone masons, which was renowned across the country for its skill and high quality wares.

The property is a spectacular stone building that could be converted to many things. What makes this even more exciting is the car parking space to the rear and the accessibility to one of Golspie's most visited natural features; The Big Burn a spectacular walk to a waterfall on the edge of the village of Golspie. The Coach House is just yards away from the beach and 500 yards from Dunrobin Castle and next door to the Golspie Inn which offers accommodation and meals all year round.





## Area Map



## BUSINESS POTENTIAL

This building has so many potential uses in the future, to create a business and work life balance in the Highlands of Scotland. The building has a number of stone buildings, some with partitions to create offices. plumbing and electric throughout along with 3 phase electric. There is an upstairs with 2 sets of stairs and a mezzanine area that overlooks the double height workshop. There are two showrooms both with stone arched windows.

## LOCATION

Golspie is located on the Famous NC500 Route on the East Coast of Sutherland. The area has a mild climate and is surrounded by sea, hills, trees and lochs. The potential for an outdoor pursuits business or a tourism business with the passing footfall along the coast.

To find this property please click on the link for What3words  
<https://what3words.com/dispensed.shocked.afraid>

## SIZE & LAYOUT

- The size of the whole plot 1478 sq m (approx)
- The car park area 642 sq m (approx)
- Size of property floor area ground floor 310 sq m first floor 77 sq m (approx)
- Freehold

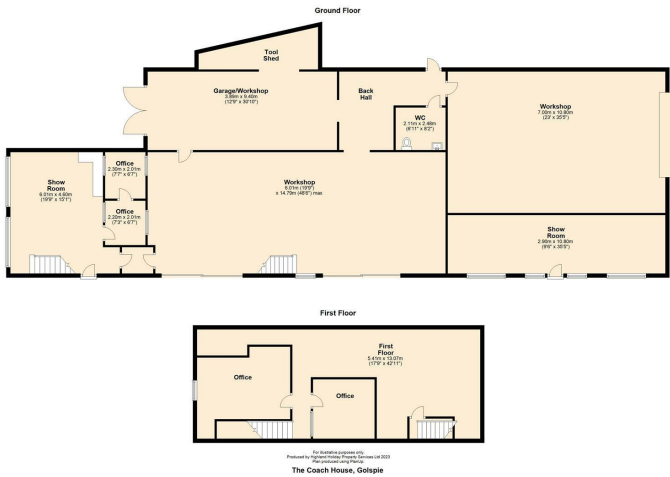
## THE OLD COACH HOUSE HISTORY

The property was built for the horses and coaches that would come to Golspie and particularly Dunrobin Castle and was converted into a garage and more recently into a Stonework company using its own quarried stone and other local stone for use all around the world.

## PARKING AREA

There is an area of parking to the rear of the property which is fenced off.  
 The car park area 642 sq m (approx) 28m x 20m

## Floor Plans



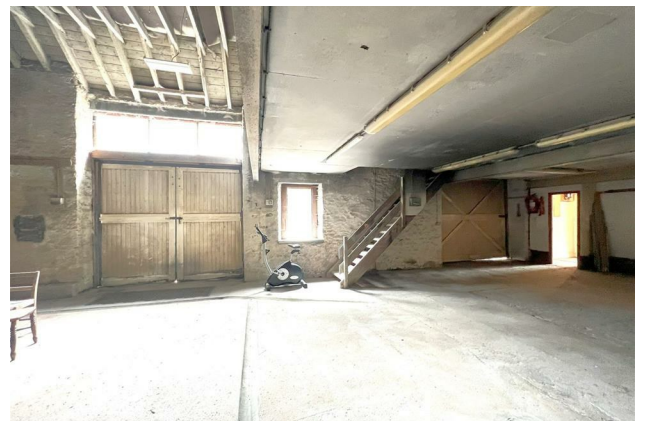
## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.