

# Gilpen Croft

Lybster, Caithness, KW3 6BD



Offers Over £250,000

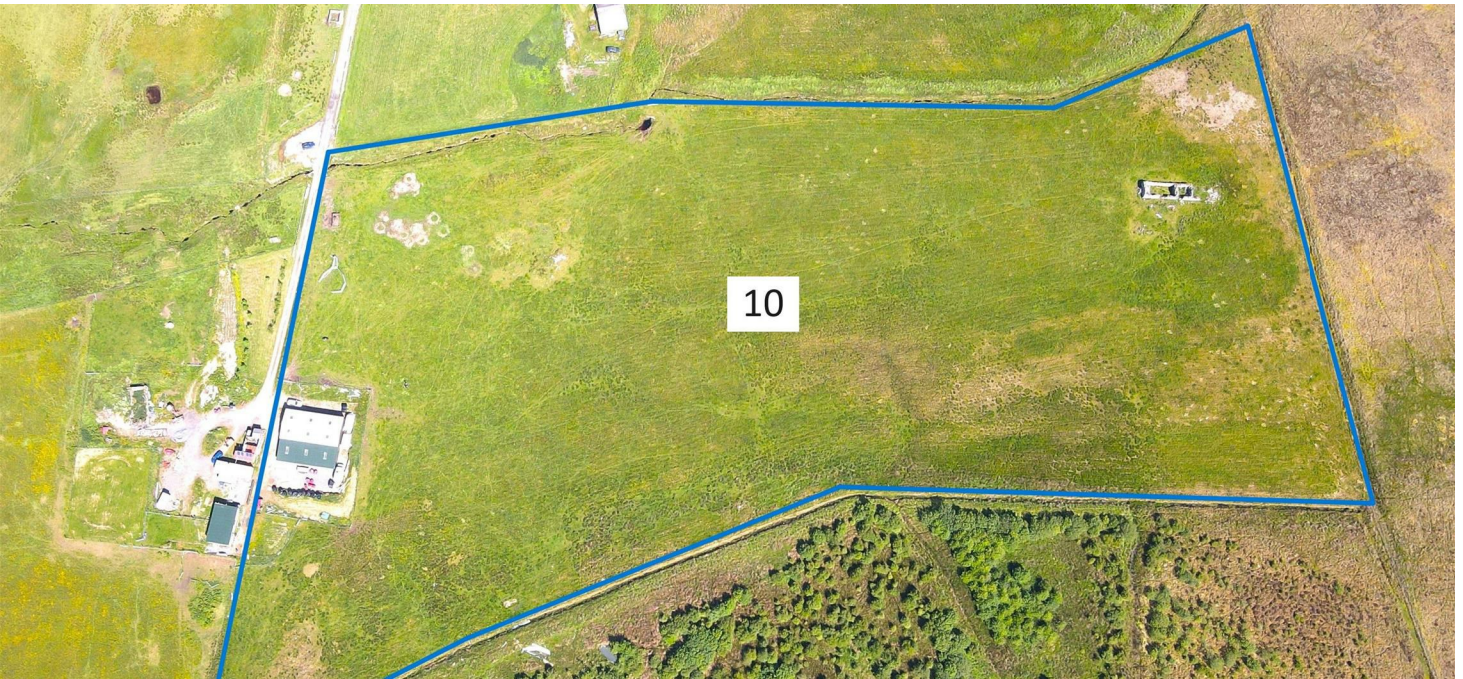
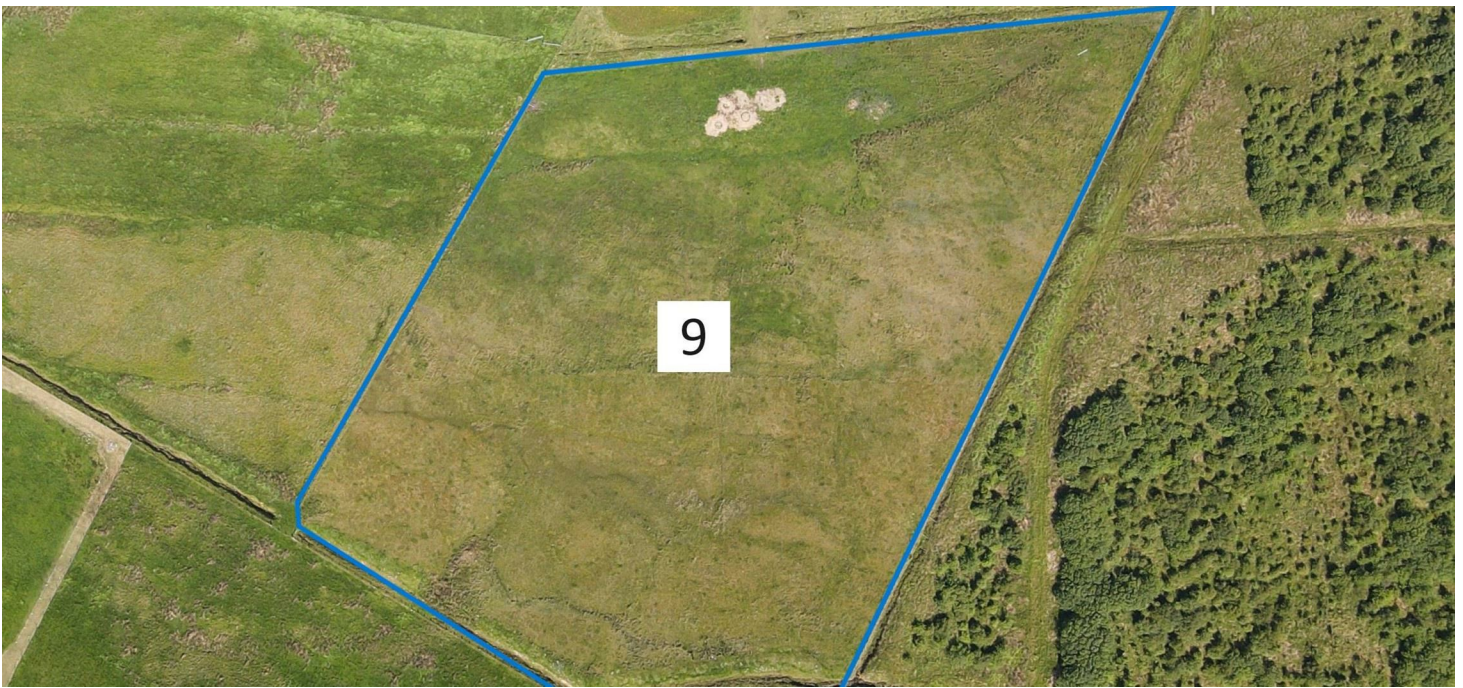


Situated on an elevated location overlooking surrounding croftland, towards Morven and neighbouring hills, with views to the nearby Moray Firth, Gilpen Croft is located 3 miles from the village of Lybster on the east coast of Caithness. A total of 28.14 acres (approx) of good arable land with a building plot (Full Planning) and presently has a static caravan for the owners of the land.

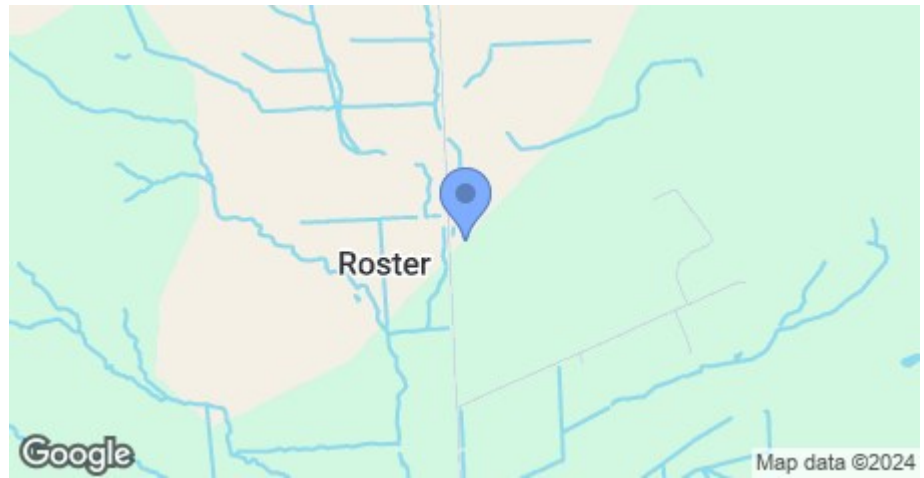
Building your own home offers a great opportunity to put your own stamp on this off-grid croft. The numerous agricultural buildings including new stables, in addition to the large acreage would provide ample space for equestrian purposes, or livestock. The area lends itself to a range of outdoor activities, including horse riding, walking and cycling on single track or multiple nearby off-road routes.







- Croft and Land
- Agricultural Buildings & Stables
- Equestrian Property
- Off Grid Lifestyle
- 28.14 Acres (approx) of Farmland
- Planning for Dwelling
- Building Plot
- Panoramic Views



Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
 Inverness - 01463 263063



monstermoveshighland



monster\_moves\_estate\_agents





## LOCATION

Gilpen Croft is located inland from the A9 on the east coast of Caithness, nestled in the heart of crofting land, the site is slightly elevated providing panoramic views over the Moray Firth and towards Morven, the highest summit in Caithness and neighbouring hills. The surrounding area provides extensive horse riding, walking and cycling routes on single track roads and off-road routes and trails throughout this tranquil part of Caithness. Primary schooling is available in the village of Lybster, and secondary education is provided in Wick 11 miles north.

What3words:///library.finds.shred



## STATIC CARAVAN

There is presently a static caravan on the property that serves as the owners accommodation whilst building work has gone on. This is a comfortable 2 bedroom unit with a constructed porch. The caravan has 2 bedrooms, sitting room, kitchen and shower room. There is a log burner in the sitting room. Electricity comes from the solar powered batteries that are located in the agriculture building and solar panels on top of a shed roof.



## LAND

The land is mostly well-drained arable land on a gentle slope, suitable for horses and livestock. A small burn runs through the croft. The areas of land are a combination of croft land and farm land, fields 6 to 9 are farm land, field 10 is croft land.

Field 6 = 4.80 acres

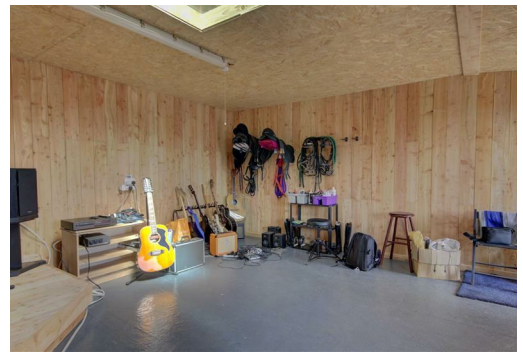
Field 7 = 0.99 acre

Field 8 = 4.93 acres

Field 9 = 5.15 acres

Field 10 = 12.27 acres Croftland

Total 15.87 acres land with 12.27 acres of croftland Owner Occupied = 28.4 acres approx



## AGRICULTURAL BUILDING

A large agricultural building with power and water. The solar batteries are stored in here. Ample storage space for agricultural equipment, feed and livestock enclosures.

## STABLES

A newly constructed addition to the main agricultural building encompassing an enclosed workshop space/tack room, two large stables with partition dividing, each being approx. 20"x10" and useful hard standing/storage space with double doors.



Thistle House, Main Street, Golspie, KW10 6TG

sales@monster-moves.co.uk

www.monster-moves.co.uk

Sutherland - 01408 525001

Inverness - 01463 263063



monstermoveshighland



monster\_moves\_estate\_agents







### SCHOOLING AREA / GRASS Paddock

98'5" x 65'7"

This small grass paddock used currently as a schooling area located directly in front of the property. This space could be turned into an sand menage/jumping paddock.

### OUTBUILDING

Currently used as additional storage, this building could, subject to relevant permissions being granted, be converted to an additional dwelling, perhaps a self-catering apartment, offering further income potential.

### PLANNING

Planning has been granted for the erection of house and stables, formation of vehicular access, installation of septic tank and soakaway and temporary siting of static caravan.

Reference No. 14/02805/FUL

### ADDITIONAL INFORMATION

TENURE - Freehold

ENTRY - By Mutual Agreement



To arrange a viewing of Gilpen Croft, Occumster, Lybster, Caithness KW3 6BD, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Thisle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

Inverness - 01463 263063



monstermoveshighland



monster\_moves\_estate\_agents

