



## Lybster House, Lybster, By Wick, KW3 6AS

**Offers Over £470,000**

On the outskirts of the village of Lybster, this remarkable detached house, known as Lybster House, offers a unique blend of history and modern living. Built in 1780, with roots tracing back to the 17th century, this Category C listed property boasts an impressive 2,500 square feet of living space. The main house features two elegant reception rooms, four spacious bedrooms, and two well-appointed bathrooms, all while retaining many of its original features that speak to its storied past.

Lybster House was once the residence of Lieutenant-General Patrick Sinclair, who served as the Lieutenant Governor of Fort Mackinac. The expansive grounds, spanning approximately 11.5 acres, not only provide a picturesque setting but also house the grave of this notable figure. The long driveway, framed by a stunning stone archway, leads you through the enchanting wooded landscape, which includes grazing areas suitable for horses and a path suitable for horses that meanders through the trees. The land is primarily organic. The only paddock to have partial treatment for weeds is the front paddock, everywhere else is untreated for chemicals. A burn also runs through the land.

In addition to the main residence, the property includes "The Ha," a self-contained two-bedroom annexe thought to have been constructed around 1655. This charming space has been thoughtfully renovated and presents an excellent opportunity for additional income, whether as a rental or guest accommodation.

The grounds also feature several timber outbuildings and a stone garage, offering further potential for development or personal use. With its rich history, ample space, and potential for income generation, Lybster House is a rare find that promises a lifestyle steeped in heritage and tranquility. This property is not just a home; it is a piece of history waiting for its next chapter.

## SERVICES

Electricity: MAINS

Water: MAINS

Drainage: SEPTIC TANK

Heating: OIL FIRED CENTRAL HEATING

## COUNCIL TAX

Lybster House - Band F

The Ha - Band A

## EPC - BAND

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

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tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

# Floor Plan



**Approximate total area<sup>m</sup>**  
243.8 m<sup>2</sup>

**Reduced headroom**  
1.8 m<sup>2</sup>

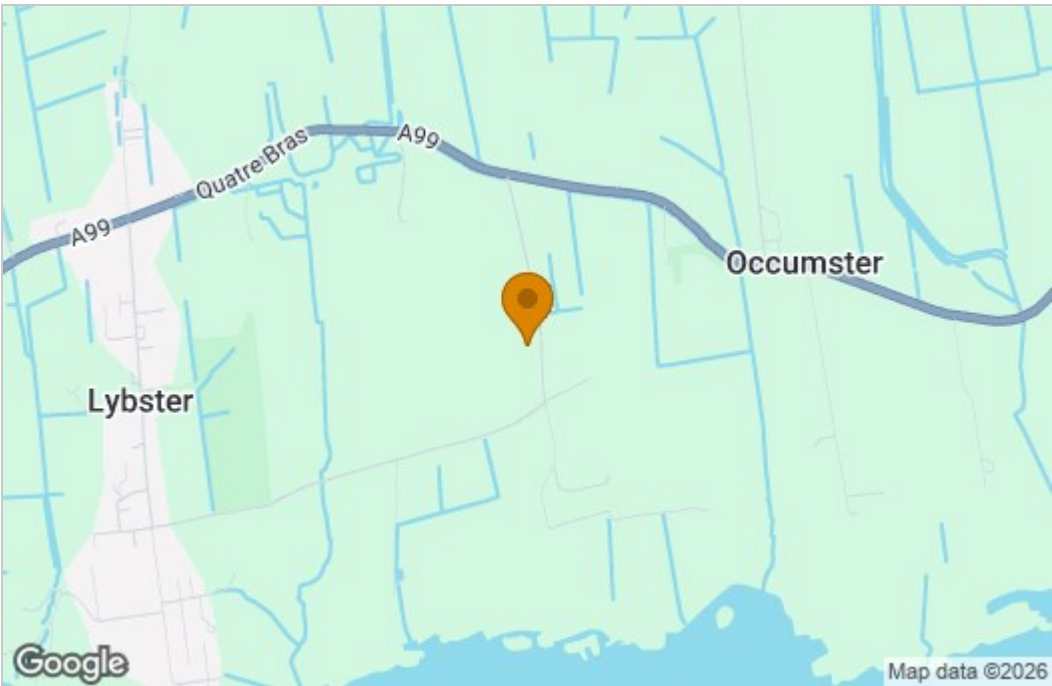
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

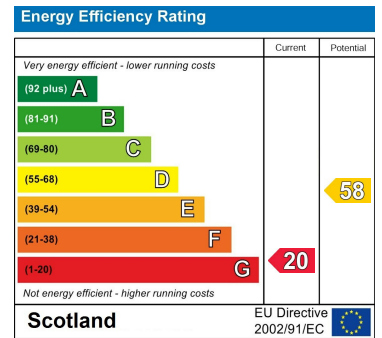
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

# Area Map



# Energy Efficiency Graph



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