



## Free Presbyterian Church Manse, Inver, Lochinver, IV27 4LJ

- Detached house.
- 4 double bedrooms.
- Private driveway & garage.
- Two reception rooms.
- 1 WC, 1 bathroom, 2 ensuite.
- Oil central heating.
- Modern kitchen.
- Generous plot size.
- Double glazing & one single glazed window.

Offers Over £450,000

A rare opportunity to purchase a unique Church Manse conversion on the West Coast. This property was built around 1920 and has been beautifully renovated throughout offering a modern home with a cosy feel, generous living space and lots of character situated on a considerable plot.

Southeast facing and tastefully presented throughout, the ground floor accommodation comprises of entrance vestibule, bright and inviting hallway with high ceilings, spacious lounge with multi fuel stove creating a cosy focal point to the room, modern kitchen, formal dining room with views towards the harbour and the fourth bedroom which leads to the rear vestibule and WC/utility room. On the first floor the landing gives way to two spacious bedrooms both ensuites, one further double bedroom and the modern family bathroom which completes the accommodation. This property also benefits from an oil central heating system and double glazing in all windows with the exception of one window in the cupboard under the stairs.

Private outdoor space includes well-maintained lawn space to the front of the property, rear garden space, extensive driveway and single, detached garage with electricity supply.

Viewing is recommended to appreciate the full stature of this property and its situation.

#### LOCATION

Situated in the modest yet charming fishing village of Lochinver, this property is set in a stunning seaside location on the Northwest Coast of Scotland with spectacular scenery on its doorstep.

Lochinver is a popular destination for locals and visitors alike, offering a strong community spirit with a comprehensive range of local amenities including convenience stores, butchers, newsagents and post office, medical practice, bars and restaurants, accommodations, community centre, leisure centre, playground and fuel station. Picturesque locations within easy driving distance of the Manse include Achmelvich, Clashnessie and Clachtoll beaches, Suilven, Ben More Assynt, Quinaig and Cansip mountains. The local area offers a variety of outdoor activities such as hillwalking, shooting and fishing.

A public bus service operates from Lochinver and a bus runs seasonally from Lochinver to Ullapool and Inverness. Ullapool is located 35 miles from the property and Inverness is approximately 93 miles away.

For younger children, primary schooling is available at Lochinver Primary School situated approximately 1 mile from the property. Older children would attend Ullapool High School 35 miles away. A transport service is available for secondary school pupils.

#### DIRECTIONS

From Inverness take the A9 North bound over the kessock bridge, at Tore roundabout take the 2nd exit onto the A835 and continue for approximately 5 miles to Maryburgh roundabout, take the 2nd exit signposted for Ullapool, staying on the A835 and continue for approximately 44 miles to Ullapool, bare right with the road onto Mill Street, just after the Loch Broom filling station and continue for approximately 17 miles to Ledmore Junction, turn left onto the A837 for Lochinver and continue for another 18.2 miles into the village. Take a right onto Baddidaroch Road where you will find the Manse on your right-hand side.

#### ACCOMMODATION

##### ENTRANCE VESTIBULE

1.89 to 1.47 x 2.37 (6'2" to 4'9" x 7'9")

Front external door with decorative glass panel, hardwood feature doorway leading to the entrance hall.

##### ENTRANCE HALL

5.24 to 3.78 x 2.39 (17'2" to 12'4" x 7'10")

Provides access to all ground floor living space and stairs to first floor with large storage cupboard underneath.

##### LOUNGE

4.15 x 4.21 (13'7" x 13'9")

Bright and spacious lounge with shelved alcove, multi fuel stove and front facing window allowing for an influx of natural light into the room.



##### KITCHEN

4.19 x 3.69 (13'8" x 12'1")

Modern kitchen with base mounted, shaker style cabinets, quartz worktop space with stainless steel sink and vintage style tap, large shelved pantry cupboard providing additional storage space. Integrated range cooker and extractor hood. Space for white goods, side facing window and rear external door.



##### DINING ROOM

4.23 x 4.13 (13'10" x 13'6")

Formal dining room with electric fireplace and double aspect windows to the front and side of the property offering lovely views towards the harbour and sea.

#### BEDROOM FOUR

4.09 x 3.55 (13'5" x 11'7")

Double bedroom with built in wardrobe and side facing window situation on the ground floor leading to the rear vestibule and utility/WC room. Consumer unit for electricity is located in this bedroom.

#### REAR VESTIBULE

2.96 x 1.04 (9'8" x 3'4")

Provides access to rear external door of the property and utility room with sky light.

#### UTILITY/WC

2.86 x 2.16 (9'4" x 7'1")

Wash hand basin with mixer tap, WC, storage shelves, ample space for white goods, boiler and side facing window.

#### STAIRS & LANDING

2.37 x 2.25 (7'9" x 7'4")

The stairs to the first floor are framed by a rear facing window overlooking the garden grounds and lead to the landing which provides access to all first floor accommodation, loft hatch which leads to a fully floor loft space housing a further two rooms and airing cupboard. The electric meter is mounted above the airing cupboard and is easily accessed.

#### BEDROOM ONE

4.24 x 4.20 (13'10" x 13'9")

Considerable double bedroom with feature fireplace, front facing window and ensuite bathroom.

#### ENSUITE ONE

4.24 x 4.20 (13'10" x 13'9")

Walk in shower, free standing bath, wash hand basin, WC, heated towel rail and front facing window.

#### BEDROOM TWO

4.22 x 4.19 (13'10" x 13'8")

Generous double bedroom with front facing window.

#### ENSUITE TWO

3.32 x 1.98 (10'10" x 6'5")

Wash hand basin with storage and mixer tap, walk in shower, WC, heated towel rail, side facing window and storage cupboard.

#### BEDROOM THREE

4.25 x 3.62 (13'11" x 11'10")

Large double bedroom with feature fireplace and side facing window with picturesque views.

#### FAMILY BATHROOM

2.47 x 2.10 (8'1" x 6'10")

Wash hand basin, large shower, WC, heated towel rail and rear facing window.



#### FRONT GARDEN

Private garden grounds with well maintained lawn space.



#### REAR GARDEN

Raised lawn space with pathway leading around the property laid to stone chips and giving access to the oil tank.



### **GARAGE**

Single, detached garage with electricity supply and front and side access.

### **DRIVEWAY**

Extensive, private driveway offering sufficient parking space for multiple vehicles.



### **KEY POINTS**

- Renovated to an extremely high standard.
- Considerable living space.
- Stunning, rural location.
- Schools & amenities nearby.

### **EXTRAS**

Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks and integrated appliances and are to be included in the sales price. Having remained with the property for decades, the sideboard in the dining room will be included in the sale. The inclusion of free standing white goods while be decided at the point of sale. Some items of furniture may be available to purchase by separate negotiation, if any items are of interest to the buyers, please contact the selling agent at point of offer.

### **SERVICES**

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Central heating is oil fired. The boiler is in the utility and water tanks are in the loft space. Phone line and broadband connectivity available.

### **EPC BAND**

EPC Band E.

### **COUNCIL TAX BAND**

The current council tax is Band F. Please be aware that this may be subject to change upon sale.

### **VIEWINGS**

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### **B&B BUSINESS**

This property is currently being run as a business under

the name of Lochinver Manse B&B. Please note due to this no viewings will take place early morning or late evening. If there is interest in the B&B business, please contact the selling agent where further information can be provided.

### **HSPC REFERENCE**

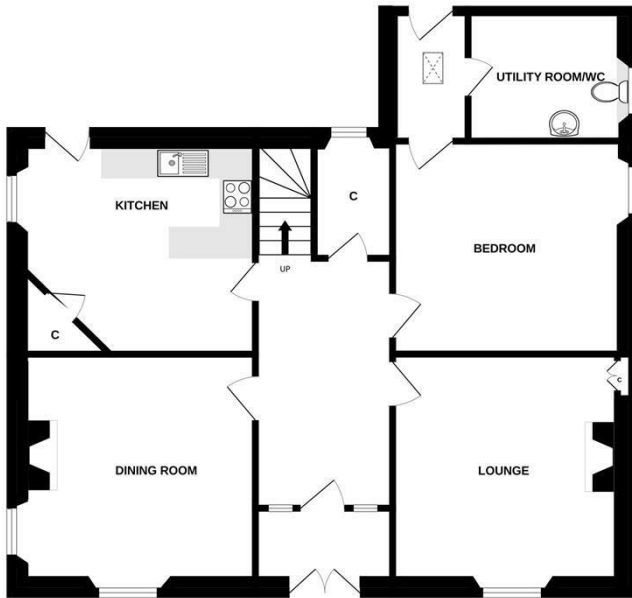
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### **DEVELOPMENT POTENTIAL**

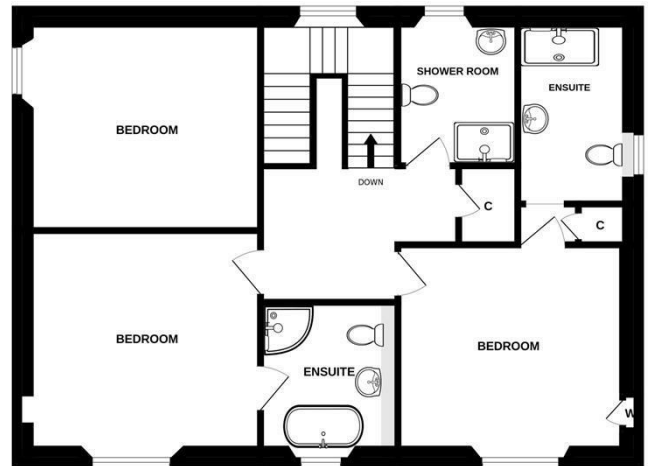
The manse sits on a large plot which has the potential for the erection of a glamping pod or self-catering accommodation. Any development would be subject to the approval of planning permission.

SUNSET VIEW TOWARDS HARBOUR

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SouthForrest**  
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW

T: 01463 237171

F: 01463 243548

E: [email@southforrest.co.uk](mailto:email@southforrest.co.uk)

[www.southforrest.co.uk](http://www.southforrest.co.uk)

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