



The Manse, Station Road, Watten, Wick, KW1 5YN

Property

Grand detached former manse located in the tranquil village of Watten approximately 8 miles from Wick, in the Highlands of Scotland.

The village offers a peaceful way of life in a sought-after location and presents a perfect spot for exploring the Highlands and Scotland's natural beauty.

Whilst in need of modernisation the property welcomes an abundance of natural light and has a flexible floorplan which can be laid out to suit the needs of the purchaser.

A spacious ground floor has a number of public rooms including two sitting rooms and a dining room, which have scope to be used as an office, playroom etc. There is also excellent storage space including a utility room.

Additional features include double glazing and oil-fired central heating.

The accommodation comprises:

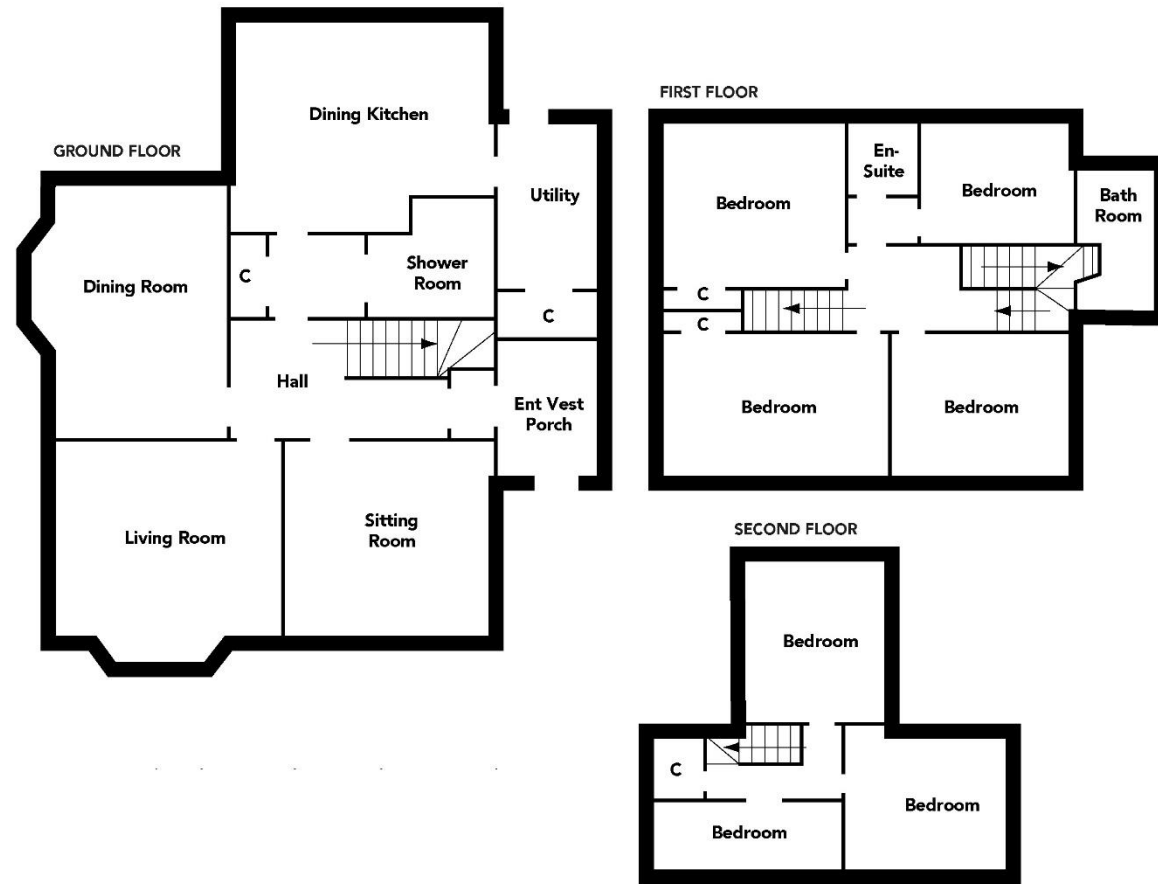
Ground Floor - Entrance Porch/Vestibule, Inner Hall, Sitting Room, Living Room, Dining Room, Side Hallway with Shower Room off, Kitchen/Dining Area, Utility Room. **Mid Landing** with Bathroom off.

Main Landing- 4 Bedrooms, Shower Room

Attic Floor - Landing, 3 Bedrooms.

Gross Internal Floor Area: 265sqm

The property sits in a site extending to 0.5 acres. A long driveway leads to the property, with space for numerous cars to the front. Colourful garden grounds are located to the front and to the side is a substantial workshop/store of stone and slate construction.



Local Area

Watten is a small village located centrally in Caithness. The village has a primary school, a village shop, a hotel with bar and restaurant, village hall, play park and Loch Watten is only a 5-minute walk. There are beautiful walks and cycling routes nearby. Wick is on the famous North Coast 500 route.

The village benefits from good coach links North and South with further facilities being found in both Thurso and Wick which are a short distance away. Wick is eight miles away and has an airport, train station, hospital, medical centres, shops, supermarkets, and a secondary school. Thurso is fourteen miles away and has similar facilities.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

