



Castle Street, Dingwall, IV15 9HU

Offers Over £99,000

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- Deconsecrated Former Church Building
- Built In 1873 To Gothic Design
- Stunning Original Stained Glass Windows
- Spacious Main Hall With Wooden Flooring
- Entire Interior Recently Redecorated
- Power Supply And Internal Lighting Reinstated
- Damp Proof Membrane Installed During Works
- Slate Roof Repaired With New Slates
- Central Dingwall Location Near Amenities
- Potential For Commercial Or Community Use

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Rich in history and architectural flair, this striking former church stands as one of Dingwall's most notable properties, now fully restored and ready for its next chapter. Originally dating back to 1854 and rebuilt in 1873 following a fire, the current building was designed in the Gothic style by architect Alexander Ross and remains a prominent feature on Castle Street today.

The current owner has undertaken extensive refurbishment works at a cost of around £40,000. These include replacing rotten flooring, repairing missing slates, casting new stone corbels to retain the coping, laying and compacting ground type 1 material, installing a damp proof membrane, rewiring the heating, adding fire exit signage and lighting and fully repainting and decorating the interior. The result is a safe, usable space that combines the building's dramatic original features with practical modern upgrades.

While the property has been let to a local business in recent months, notice has now been served, opening up a range of future possibilities for use. Whether as a base for creative, fitness or community work, or simply as an architecturally distinct investment property, St James Church offers flexible potential within a building of rare local significance.

Inside a showstopping main hall dominates, with soaring arched timber ceilings and large stained-glass windows that flood the space with colour and natural light. The walls are painted crisp white to accentuate the gothic features, while warm wooden flooring adds comfort and usability. High-level pendant and wall lighting provide brightness throughout the day and evening, while power sockets along the wall provide flexibility for events, fitness use or other commercial purposes.

To the rear, a smaller side room offers a more intimate space for storage, meetings or breakout activity. Like the main hall, it has clean white walls, wood-effect flooring and a deep-set window, enhancing the period character and natural charm of the building.

All enquiries regarding change of use or redevelopment should be directed to Highland Council Planning. No current consents are in place for conversion to residential.

This is a rare opportunity to purchase a slice of Dingwall's architectural history, revitalised, visually striking and full of potential for its next incarnation. Viewings are highly recommended so don't delay, contact Hamish Homes today to schedule your private appointment.

About Dingwall

Dingwall is a vibrant market town which is steeped in history. Dingwall dates back to the Viking era and boasts a rich heritage that is reflected in its historic buildings and landmarks, such as the Dingwall Townhouse and the ancient Dingwall Castle site.

The town serves as a bustling hub for the surrounding rural areas, offering a wide range of amenities and services. Dingwall's High Street is lined with a variety of shops, cafes, restaurants, and traditional pubs, ensuring residents and visitors have access to all necessities and leisure activities. The town also hosts a farmers' market, providing a selection of local produce and crafts.

Dingwall is well-equipped with educational facilities, including primary and secondary schools, making it an excellent location for families. The Dingwall Leisure Centre offers a variety of sports and fitness activities, contributing to a healthy and active community lifestyle.

Surrounded by stunning Highland scenery, Dingwall is an ideal base for outdoor enthusiasts. The nearby Ben Wyvis mountain and the beautiful Cromarty Firth offer opportunities for hiking, wildlife watching, and water-based activities.

The town is well-connected by road and rail, with Dingwall railway station providing regular services to Inverness, just 14 miles away, and further afield. This makes Dingwall an attractive location for those seeking the tranquillity of rural living with the convenience of easy access to a larger city.

With its rich history, strong community spirit, and beautiful surroundings, Dingwall offers a unique and fulfilling lifestyle in the Scottish Highlands.





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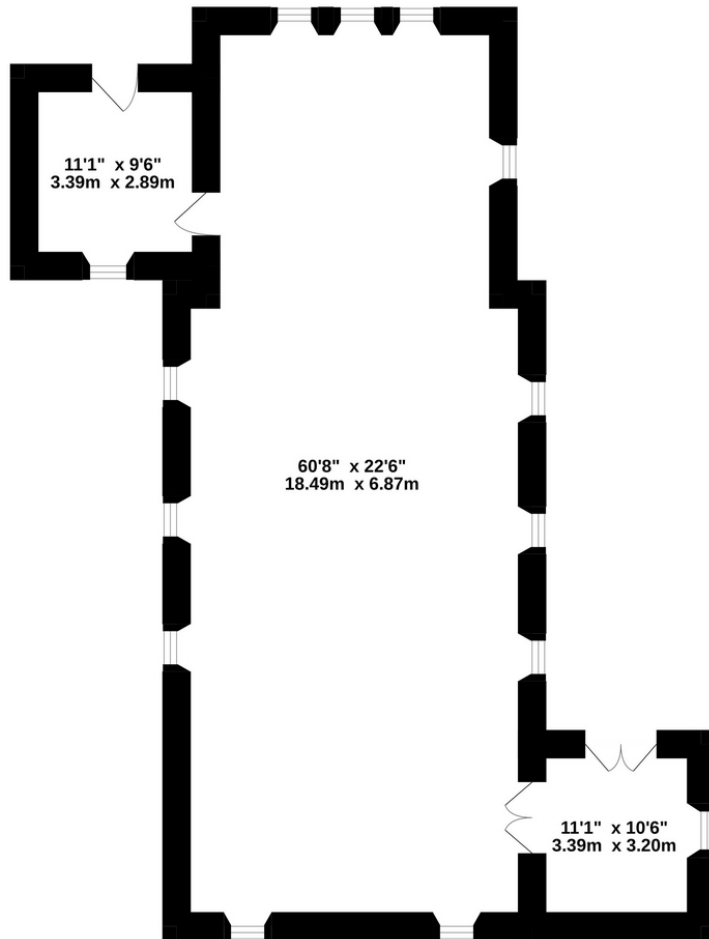


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