Shawbost Old Mission Church

North Shawbost| Isle of Lewis | HS2 9BQ

Offers around £65,000

PROPERTY CENTRE

Shawbost Old Mission Church / Former Shawbost Heritage Centre

North Shawbost| Isle of Lewis| HS2 9BQ

A rare opportunity to acquire an historic former Mission Church in the heart of Shawbost, one of the Isle of Lewis's most desirable and culturally significant coastal communities. Formerly home to the Shawbost Folk Museum and Heritage Centre, this distinctive Category C listed building combines character, heritage and outstanding potential for future use, subject to the necessary consents. Of particular interest is that the adjoining former Missionary's House, situated immediately beside the church, is also being offered for sale separately. Historically linked to the church and formerly connected by steel beams, the combined acquisition of both properties presents an exceptional opportunity for those seeking to create a substantial gallery, heritage attraction, studio, community facility, commercial venture or mixed residential and business enterprise in one of Lewis's most sought-after coastal communities.

Key Features

- Former Mission Church dating from mid-late C19th
- Category C Listed Building
- Previously operated as the Shawbost Folk Museum and Heritage Centre
- Approximately 168m² of internal accommodation
- Prominent village location in North Shawbost
- Traditional stone-built construction with slate roof
- Original Tudor-arched windows and period features
- Large double-height hall with stage area
- Separate entrance porch and ancillary room
- Mains electricity and waste connected
- Detached external toilet block
- Offering exciting potential for a variety of future uses
- Adjoining former Missionary's House (three bedroom) also available for purchase
- Rare opportunity to combine residential and commercial or community uses
- EPC - D

Development Potential

The property offers significant scope for sympathetic redevelopment, subject to obtaining all necessary planning and listed building consents. The spacious main hall, traditional architectural character and central village location lend themselves to a variety of possible uses including:

- Art gallery or exhibition space
- Heritage and visitor attraction
- Community facility
- Creative studio or workshop
- Event venue
- Office accommodation
- Educational facility
- Specialist retail premises

Purchasers seeking to acquire both the former church and the neighbouring Missionary's House may find particular appeal in the opportunity to develop a substantial business, cultural or tourism venture whilst enjoying on-site residential accommodation.

Interested parties should make their own enquiries with Comhairle nan Eilean Siar regarding any proposed future use.

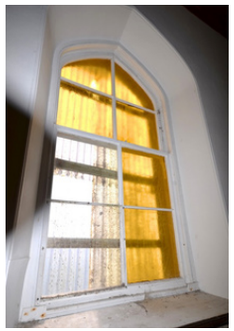
The accomodation comprises:

Entrance Porch 3.09m x 2.14m

Entered via a timber entrance door. Traditional vestibule with tiled floor, timber-lined walls and painted ceiling. Side-facing sash windows provide natural light. A further timber doorway, currently sealed, is situated to the rear of the porch.

Main Church Hall 18.05m x 8.45m

The principal accommodation comprises an impressive double-height hall entered through twin timber doors from the porch. The space benefits from traditional timber flooring, timber-lined ceiling, decorative wall finishes and a series of Tudor-arched windows along both elevations, creating a bright and characterful interior. A raised timber stage occupies one end of the hall. The generous proportions of the hall create a superb flexible space suitable for a wide variety of future uses.



Rear Room / Former Vestry 3.56m x 3.06m

Accessed from the main hall via a short corridor. This room retains a number of original features including a fireplace with timber surround and mantlepiece, built-in storage cupboard and traditional sash window. An external door, currently not in use, provides separate access. Loft hatch access is also located within this room.

External

To the front of the property is a hardstanding area along with a grassed section and an attractive drystone wall, which complements the setting.

An external toilet block is located between the church and the road. The property enjoys attractive views across the surrounding countryside towards the Atlantic coastline beyond.

Historical Background

Shawbost Mission Church is a notable landmark within the village and is understood to date from the mid to late nineteenth century. Constructed in traditional stone with slate roofing, the building features a simple rectangular plan enhanced by distinctive gabled projections, Tudor-arched windows and traditional church detailing.

The building remained in ecclesiastical use until the 1970s before beginning a new chapter as a community heritage project initiated by pupils from nearby Shawbost School. The success of the venture ultimately led to the establishment of the Shawbost Folk Museum under the stewardship of Comunn Eachdraidh an Taobh Siar (West Side Historical Society).

For many years the building housed an important collection of crofting equipment, domestic artefacts and exhibits illustrating traditional Lewis life before later evolving into the Shawbost Heritage Centre. Following extensive community investment and renovation works, the building continued to play an important role in preserving and celebrating the cultural heritage of the West Side of Lewis. Today, the property represents a rare opportunity to acquire an historically significant former church building with immense character and exciting future potential.

The details in this schedule are believed to be correct but are not definite; they are simply intended to indicate the main features of the property. These details will not form any part of a contract.

Interested parties should satisfy themselves on all details. The availability of this list does not necessarily imply that any property is still available.

Company Registration No. 228241. Place of Registration: Scotland. Registered Office: 20 Francis Street, Stornoway, HS1 2NB.

GENERAL INFORMATION

Council Tax Band: NA

EPC Rating: D

Local Authority: Comhairle nan Eilean Siar

Home Report: Exempt / Surveyor's Report available

Viewing: Strictly by appointment

Any remaining contents are not included in the sale and will be removed.

PROPERTY CENTRE

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