

AVIEDALE, 3 ACRES OR THEREBY, RENDALL, KW17 2PB OFFERS OVER £250,000



Aviedale is a spacious 4 bedroom bungalow, offering high standard accommodation, set in 3 acres or thereby and enjoying a beautiful panoramic view. The attractive property has a 3.9kw solar panel system which generates electricity and feed-in tariff for Aviedale, whilst the 5kw wind turbine produces electricity for the house with the feed-in tariff paid to Orkney Micro Renewables who own it and fully maintain it. There is also an outdoor electric vehicle charging point.

A new oil central heating system was installed in 2010 and cavity wall and loft insulation added in 2012. Air source heaters were fitted in 2012 into bedroom 1 and the inner corridor and there is double glazing throughout.

The living room has a multi fuel stove, which was installed in 2009, and patio doors into the large conservatory. The kitchen was replaced in 2010 with quality units incorporating an integral dishwasher and microwave oven. The electric range and fridge/freezer included in the sale price.

The bathroom was partly upgraded in 2014 and the extensive utility room was added in 2011. Bedroom 1 has an en-suite shower room and bedroom 2 and 3 both have a built-in wardrobe.

Aviedale has 3 stables, housed in a building which has an electric sectional door, automated drinkers, workshop area with separate door, hot water supply, sink & drainer, plumbing for a washing machine, along with a separate feed store and a garden machinery shed. There are 4 interconnected paddocks all with mains fed electric fencing and water troughs.

The land at Aviedale is registered as a holding with the Rural Payments and Inspections Directorate of the Scottish Government. Farm code (CPH no.) is 87/617/0038 which shows a total of 1.22Ha (3 acres) registered of which 0.92Ha are identified as the 4 paddocks (FIS ref 151973).

There is also ample room to park several cars and there is a dog proof fenced garden mainly to grass.

Interested parties may also wish to know that there is planning permission to erect a two bedroom and bathroom extension.



ACCOMMODATION
CONSERVATORY – 4.02m x 3.53m

LIVING ROOM – 4.95m x 3.92m

HALL – 2.75m x 0.91m + 3.66m x 1.26m

KITCHEN – 5.64m x 3.61m

BATHROOM – 2.58m x 1.7m

UTILITY ROOM – 9m x 2.9m

BEDROOM 4 – 3.03m x 2.26m

INNER HALL – 7.1m x 1.25m

BEDROOM 1 – 3.56m x 3.45m

EN-SUITE – 2.6m x 0.72m

BEDROOM 2 – 3.53m x 2.8m

BEDROOM 3 – 2.8m x 2.66m

OUTBUILDINGS

HEN HOUSE & FEED ROOM

STABLES 1 & 2 (BLOCK) – 8m x 5.8m

STABLE 3 – 8m x 3.9m

FEED STORE

GARDEN MACHINERY STORE – 4m x 2.9m

SERVICES – Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND – Band D. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING - Band B.

ENTRY – By arrangement.

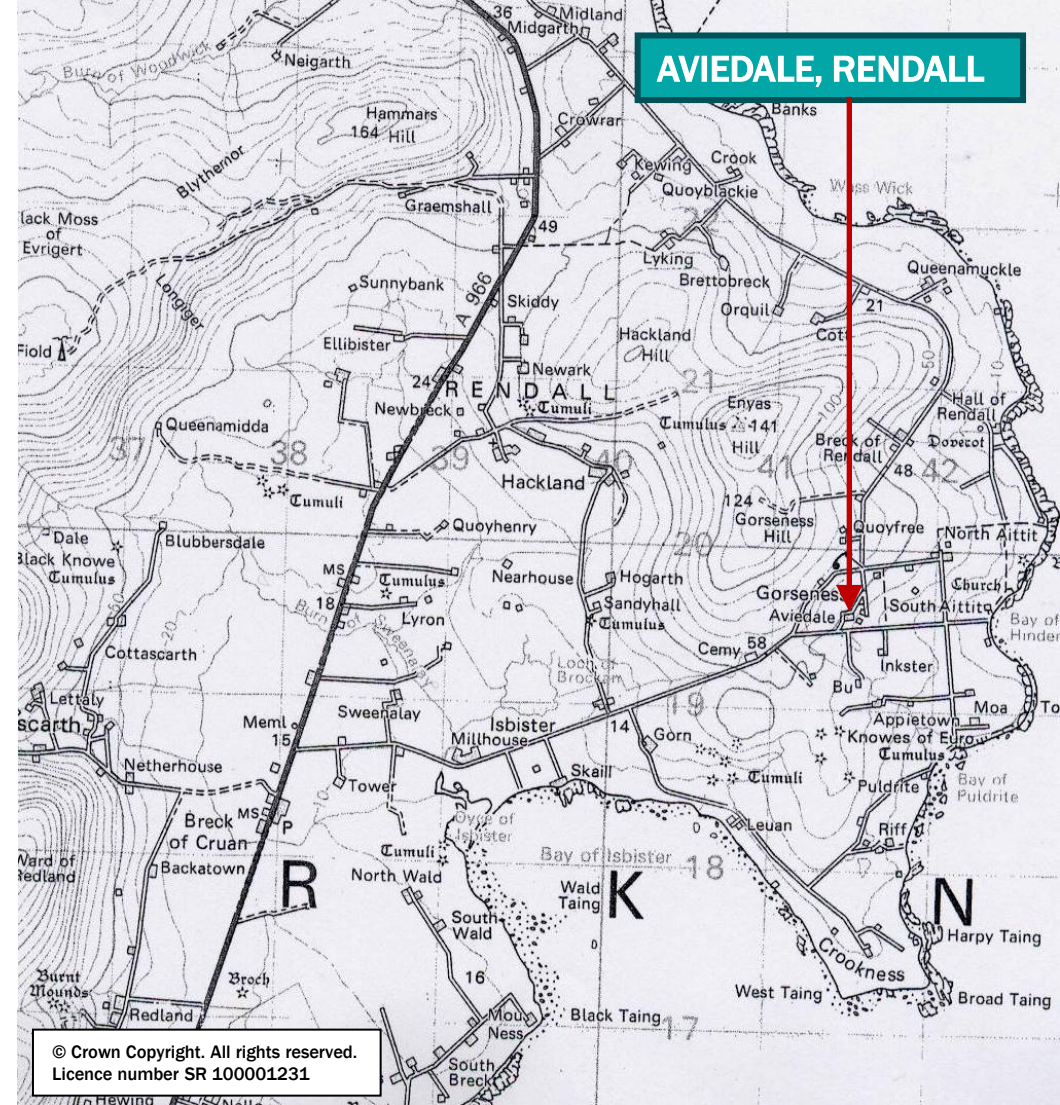
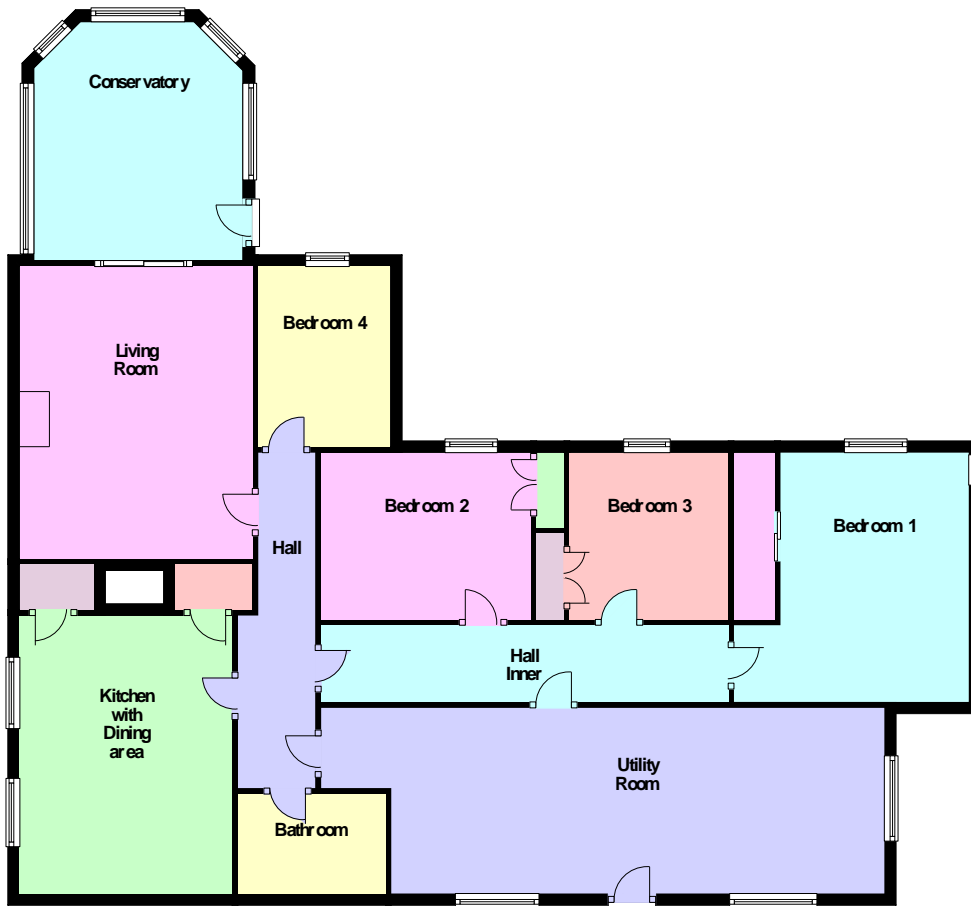
FIXTURES & FITTINGS – All floor coverings, blinds and curtains together with the fridge/freezer and electric range cooker are included in the sale price.

VIEWING – For an appointment to view please contact Lows Property Department.

PRICE – Offers over £250,000

Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.





AVIEDALE, RENDALL

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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