

**HAMMERFIELD, extending to 61 acres or thereby,
ROUSAY, KW17 2PS
FIXED PRICE £250,000**



ACCOMMODATION

**LIVING ROOM –
6.84m x 3.41m + 2.5m x
1.7m**

**KITCHEN –
6.3m x 2.83m**

**BEDROOM 1 –
4.1m x 0.88m + 3.55m x
2.82m**

**EN-SUITE –
1.81m x 1.56m**

**BEDROOM 2 –
3.71m x 3.61m (max)**

**EN-SUITE –
1.68m x 1.65m**

**BEDROOM 3 –
3.53m x 2.85m**

**EN-SUITE TOILET –
2.09m x 1m**

OUTSIDE

**GARAGE –
9.28m x 4.4m**

**STORE –
6.2m x 3.7m**

TRACTOR SHED

FARM SHED



The farm of Hammerfield comprises a spacious 3 bedroom dwellinghouse, range of outbuildings and 61 acres or thereby, in one large block of land. The desirable property is set in an elevated position with stunning views across the parish of Wasbister in the north west area of the island of Rousay, which itself is one of Orkney's inner north isles, and across the Westray Firth to the island of Westray.

Hammerfield benefits from hosting a wind turbine with the electricity generated partially offsetting the usage of the house and providing an annual income for generation over 15,000kWh. The farm also enjoys income set through the Basic Payment Scheme, SRDP, LFASS and S.S.S.I schemes. 16.1 acres of pasture are classified as Region 1 and 37.7 acres of hill ground is classified as Region 3. Access to the property is via stone track and the boundary fencing and gates are new within the last 10 years. A concrete-based sheep corralling and working area allows for easy access to load/unload livestock with a tractor and trailer

The dwellinghouse has oil fired central heating and UPVC framed double glazed windows. There is a spacious living room with space for a dining table. The large kitchen has modern base and wall cupboards, a dual fuel range cooker and plumbing for a dishwasher and washing machine.

Bedroom 1 has an en-suite bathroom, with a shower over the bath, and a walk in wardrobe. Bedroom 2 has an en-suite shower room and Bedroom 3 has an en-suite toilet, walk-in cupboard and patio doors and would also be suitable as a second living room or study.

The outbuildings include a large tandem garage with electric sectional door and access into the store. There is electricity and a derv/gasoil pipe and nozzle to an elevated tank located outside the tractor shed; and electricity and water to the farm shed, which also houses the electric fencing unit for the farm. Water from a well towards the top of the land can provide a gravity fed water supply to all fields

The island of Rousay is connected to the Orkney mainland by the ferry services providing 6 scheduled ferries per day, suitable for commuting, and the amenities include a primary school, shops and two public houses.

SERVICES - Mains electricity. Telephone. Private water supply from a bore hole. Private septic tank.

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

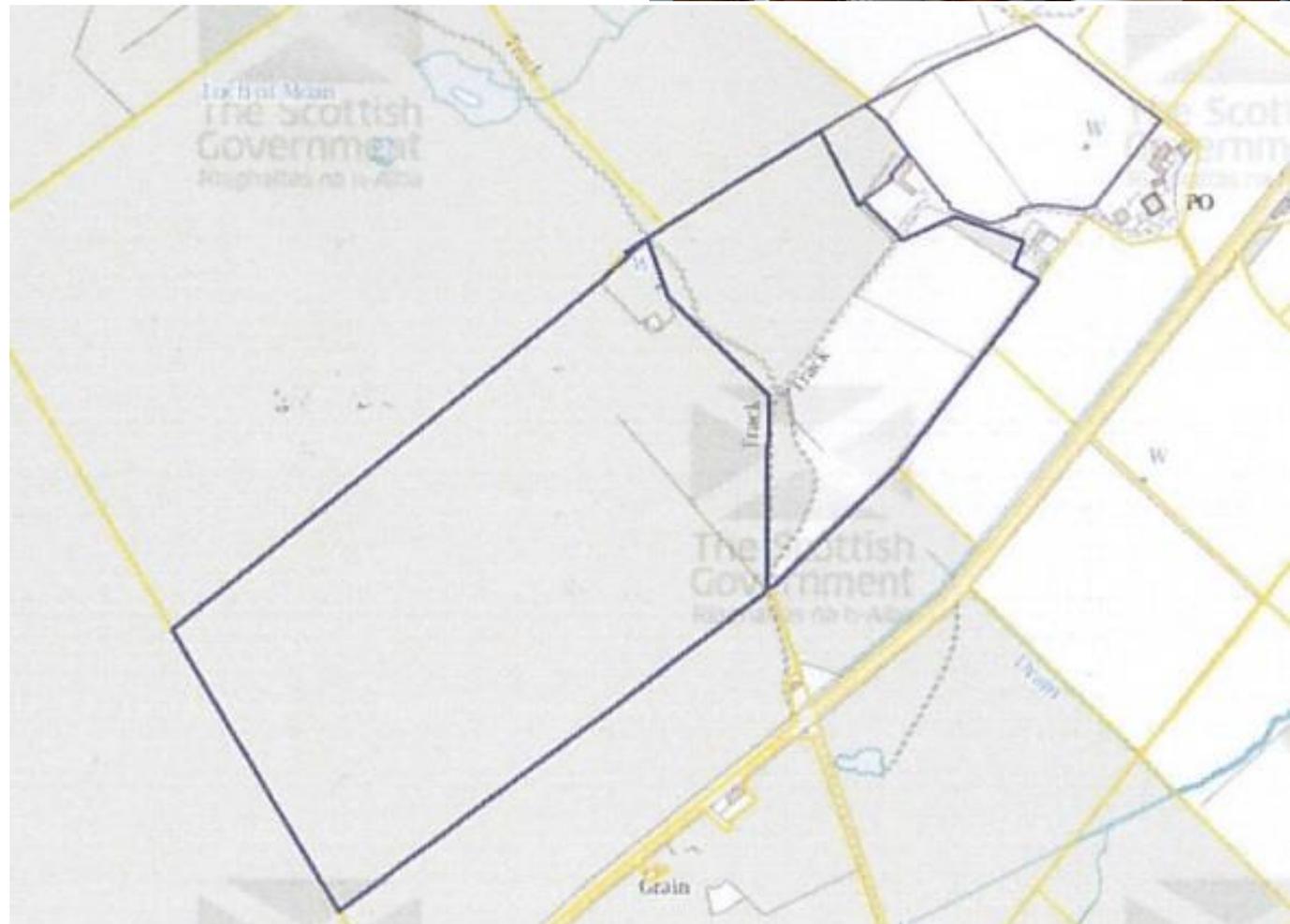
ENTRY - By arrangement.

FIXTURES AND FITTINGS - The floor coverings, cooker and cooker hood are included in the sale price.

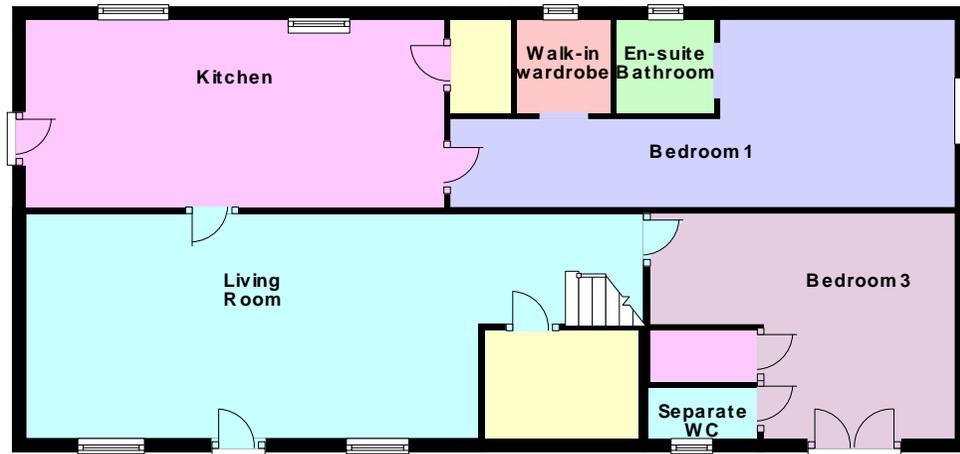
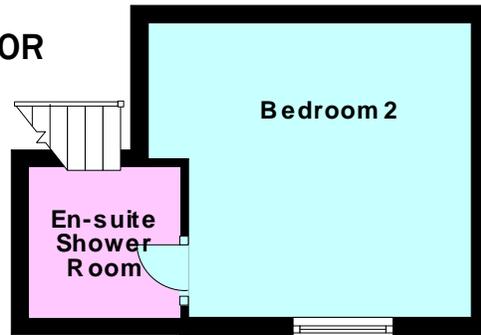
VIEWING - For an appointment to view please contact Lows Property Department.

PRICE - Fixed Price £250,000

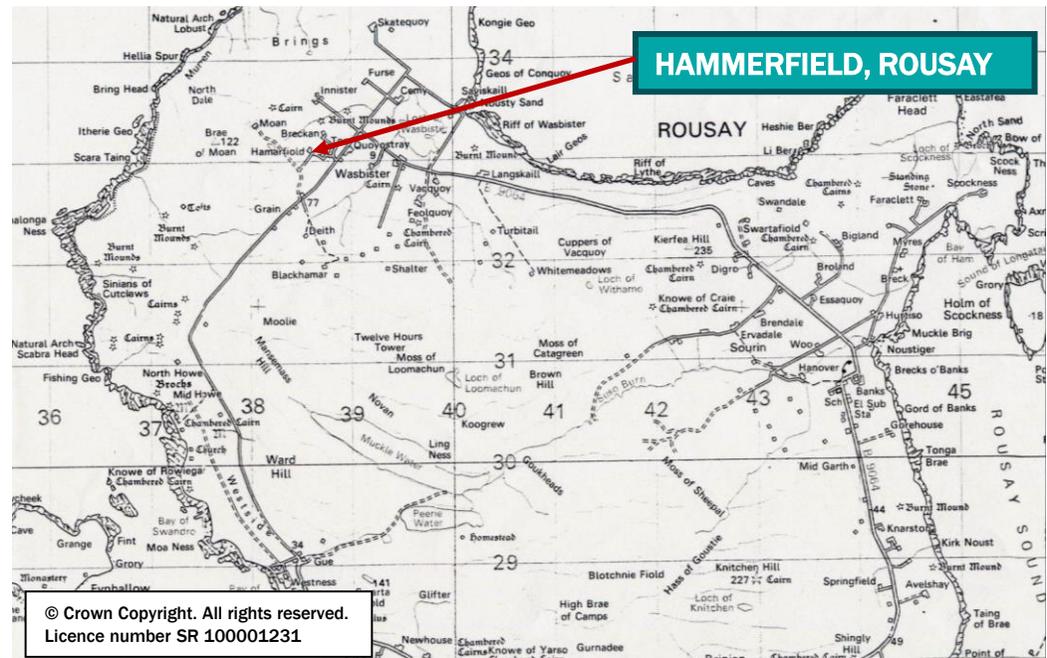
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



FIRST FLOOR



GROUND FLOOR



ETCN

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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