

**THORKELL HALL, 8 ACRES OR THEREBY,
DEERNESS, KW17 1QJ
OFFERS OVER £285,000
£55,000 LESS THAN HOME REPORT VALUATION**



Thorkell Hall is a substantial 5 bedroom former manse commanding beautiful panoramic sea views to both the front and rear, and lies approximately 13 miles from Kirkwall. The spacious property enjoys an elevated position and is set in a large garden with an adjoining 7 acres or thereby of fenced grassland, which may appeal to horse or livestock owners.

The attractive dwelling house has been tastefully decorated and modernised whilst retaining the character and features of a former manse. Thorkell Hall has oil central heating and UPVC framed double glazed windows.

The living room and dining room have bay windows, coving and picture rails. There is a wood burning Hunter stove in the living room and tiled fire places in the study and bedrooms 1 and 2.

There are fitted floor and wall cupboards in the kitchen incorporating a 4 ring gas hob, oven, cooker hood and plumbing for a dishwasher together with fitted window seats and room for a breakfast table. The utility room has plumbing for a washing machine and a door into the shower room.

The bathroom and 5 bedrooms are on the First floor. The bathroom has a 3 piece suite with a shower over the bath and a linen cupboard. There are 4 double bedrooms and a single together with a Ramsey ladder which offers access from the landing up to the attic rooms. The 2 attic rooms both have a Velux window and varnished wooden floors and may be suitable as hobby rooms or as a home office.

There are several small walled gardens to the front of the house and to the rear there is a large area of lawn together with driveway, garage, workshops and greenhouse. The garage has an inspection pit, lights and power points and the largest of the two workshops may be suitable as a stable.



ACCOMMODATION

VESTIBULE - 2.08m x 1.2m

HALL - 5.1m x 2.08m

LIVING ROOM - 4.3m x 3.5m

DINING ROOM - 4.3m x 3.85m

STUDY - 4.3m x 3m

KITCHEN - 4.2m x 3.3m

REAR VESTIBULE - 1.6m x 0.96m

UTILITY ROOM - 2.6m x 2.4m (max)

SHOWER ROOM - 2m x 1.03m

LANDING - 2.17m x 2.09m + 3.27m x 0.87m

BATHROOM - 2.82m x 1.88m + 1.66m x 1.21m

BEDROOM 1 - 4.25m x 3.86m

BEDROOM 2 - 4.25m x 3.54m

BEDROOM 3 - 4.25m x 2.94m

BEDROOM 4 - 3.3m x 3.27m

BEDROOM 5 - 2.19m x 2.09m

2ND FLOOR ATTIC - ROOM 1 - 4.82m x 3.54m (max)

2ND FLOOR ATTIC - ROOM 2 - 4.4m x 3.54m (max)

OUTSIDE

GARAGE/WORKSHOP - 8m x 2.9m (approx.)

WORKSHOP 2 - 5.4m x 4.1m

STORE AREA - 5.6m x 2.1m

GREENHOUSE - 3.9m x 3m

WORKSHOP 3 - 2.8m x 1.9m

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

COUNCIL TAX BAND - Band E. 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 F.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, light fittings, washing machine, dishwasher, fridge and freezer are included in the sale price.

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

PRICE - OFFERS OVER - £285,000 – **£55,000 BELOW VALUATION**

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



Lows
Solicitors – Estate Agents
5 Broad Street
Kirkwall
Orkney, KW15 1DH

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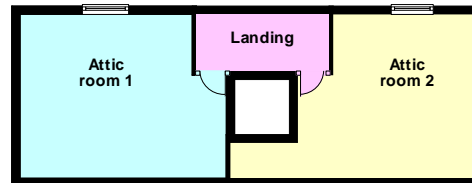
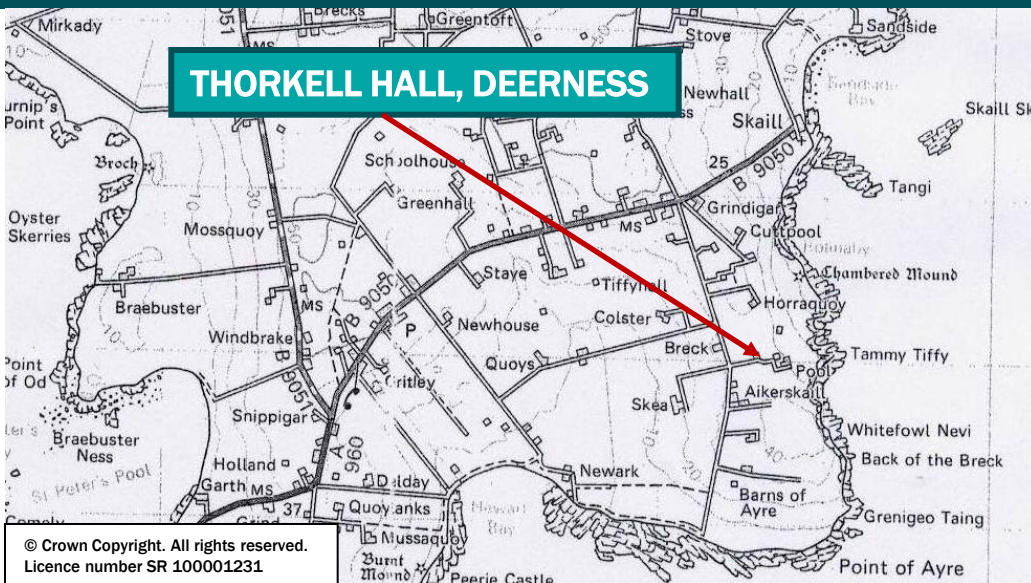
E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk

AJB

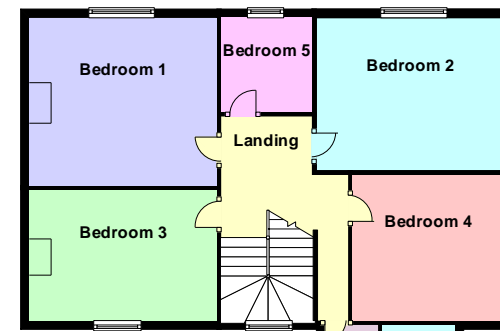
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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.

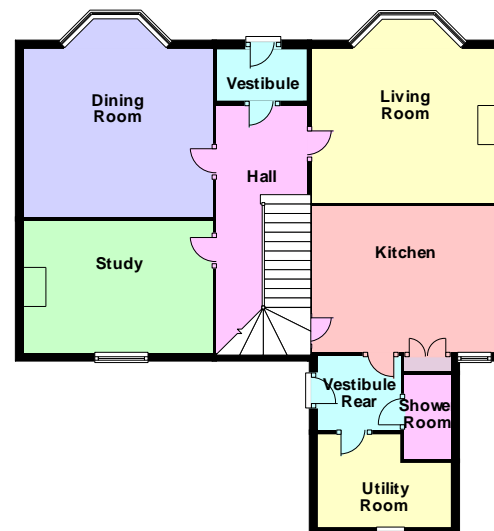
THORKELL HALL, DEERNESS



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR