LOWS
LAW PROPERTY FINANCE

HOLMS OF STROMNESS, ORKNEY, KW16 3JJ
OFFERS OVER £300,000

CLOSING DATE SET FOR OFFERS
4PM THURSDAY 29TH JUNE 2017

The Holms of Stromness offer a unique opportunity to purchase 2 private islands in Orkney. The Inner and Outer Holms of Stromness are tidal islands that form part of the harbour of Stromness. The total acreage for the Inner and Outer Holms is approximately 12.5 acres, under Udal Law 23 acres, when land extends to the lowest tide.

Situated on the Inner Holm is a large single storey dwellinghouse, comprising 4 double bedrooms in the main house, with a further 2 bedrooms in the adjoining annexe. The property offers majestic views across Stromness, the island of Hoy and towards Scapa Flow.

The main house has a spacious livingroom/dining area with four windows, french doors that open out onto the garden, polished wooden floors and an impressive Claygate brick fire place and surround. The kitchen has fitted base units, space for a cooker, washing machine and dishwasher together with 3 sky lights and a double glazed door leading to the garden. The oil fired Rayburn range cooker is unused at present but can be easily reinstalled by uncapping the chimney. The shower room has a free standing shower cubicle, w.c., and wash hand basin in a fitted unit and the bathroom has a three piece suite with shower over the bath.

The annexe is joined to the main house by a large conservatory, with patio door, and utility room. The large living room/dining area/kitchenette has polished wooden floors and 4 windows. There is a bedroom with fitted wardrobes and cupboards above and a study/bedroom 2 which has a multi-fuel stove. The bathroom has a shower over the bath. The domestic hot water is heated by an electric emersion heater.

All windows and doors for both the main house and the annexe are double glazed with UPVC frames.

The property is served by a 6kw wind turbine and the associated Feed-in-Tariff will be transferred to the purchasers on completion.

There is a large lawn area surrounding the house together with a walled garden and large stone outhouse, on the north-east side of the island. There is also a flag pole located on the Inner Holm.

Both Holms are presently let out to summer grazing. The Holms are reached by boat, both having stone jetties, though it is also possible to reach the Holms by a causeway at low tide.

This unique property provides a wonderful opportunity to purchase an idyllic retreat close to the Orkney Mainland.

MAIN HOUSE

PORCH / SUN ROOM – 4.5m x 3.13m

HALLWAY– 9.9m x 0.95m

LIVING ROOM/DINING AREA – 7.5m x 5.35m

CONSERVATORY – 6.05m x 2.49m

KITCHEN – 4.25m x 3.6m

UTILITY – 2.5m x 2m approx.

BEDROOM 1 – 3.45m x 3.23m

SHOWER ROOM – 1.98m x 2.8m

BEDROOM 2 – 3.55m x 4.38m

HALLWAY OFF LIVING ROOM/DINING AREA - 3.63m x 0.9m

BEDROOM 3 – 3.63m x 3.55m

BATHROOM – 3.53m x 2.6m

BEDROOM 4 – 3.63m x 3.63m

ANNEXE

LIVING ROOM/DINING AREA/KITCHENETTE– 4.2m x 6.15m

BEDROOM 1 – 3.24m x 3.04m

BATHROOM – 3.04m x 2.49m

STUDY/BEDROOM 2– 4.02m x 2.76m

OUTSIDE

STORE ROOM – 4.23m x 4.95m
Contains battery banks and invertors

GARDEN SHED

STONE OUTHOUSES

SERVICES - Electricity from wind turbine. Mains water.

COUNCIL TAX BAND - Band C. 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.

ENERGY PERFORMANCE RATING – Band G

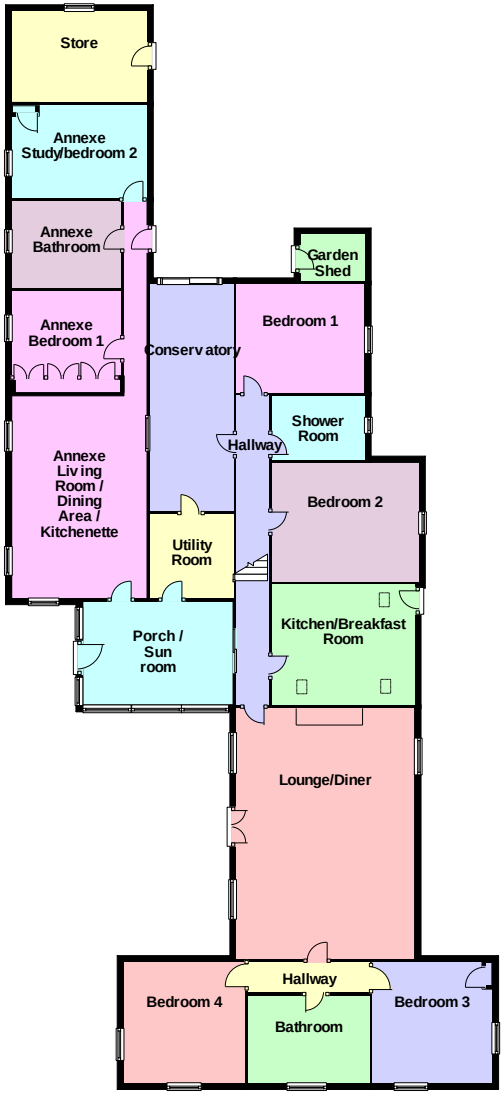
ENTRY - By arrangement.

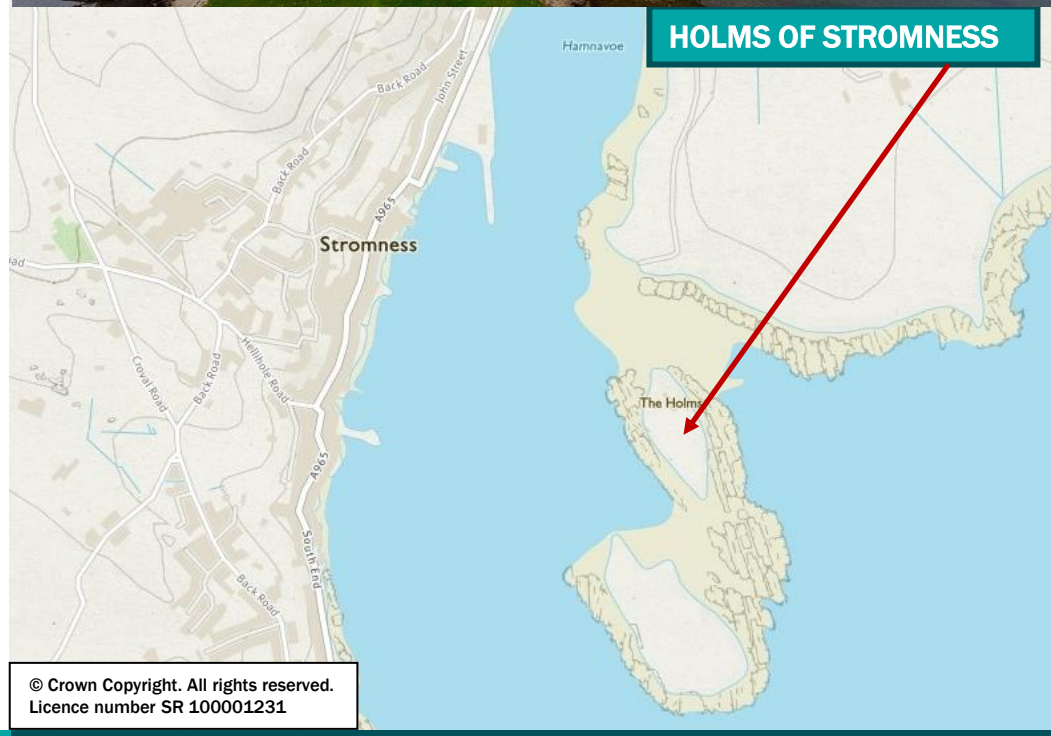
FIXTURES & FITTINGS – All fixed floor coverings included in the sale price, some items of furniture available by separate negotiation.

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

PRICE: Offers Over £300,00
Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.

ANNEXE LIVING ROOM/DINING AREA/KITCHENETTE





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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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