LOWS
LAW PROPERTY FINANCE

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CLOSING DATE SET FOR OFFERS
12 NOON FRIDAY 1ST OCTOBER 2021

Woodwick House, Evie, KW17 2PQ

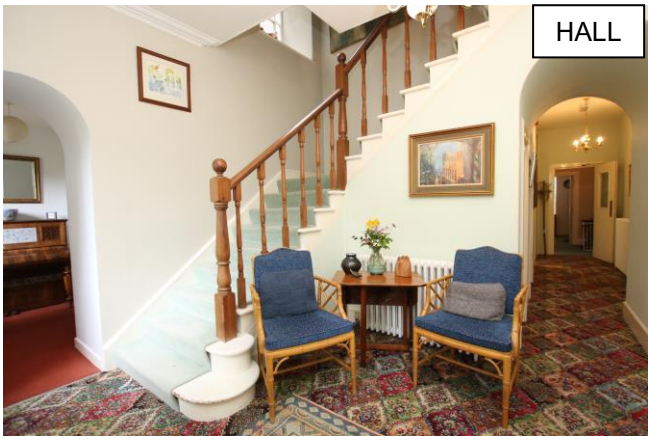
Woodwick House is a substantial country house of stature and significance set in mature gardens and woodland. The sale of this historic 8 bedroom property, which enjoys a sea view through a tree lined avenue, offers its purchaser the opportunity to return it to being a large family home.

The property also lends itself to holiday accommodation either as a guest house, retreat, or a restaurant with rooms. The house has successfully hosted music concerts and weddings with the 'B' listed Doocot, dating from 1648, used as a chapel.

Viewing is essential to fully appreciate the potential of the house, expansive gardens and mature woodland with paths and burn all extending to the foreshore.

OFFERS OVER £580,000

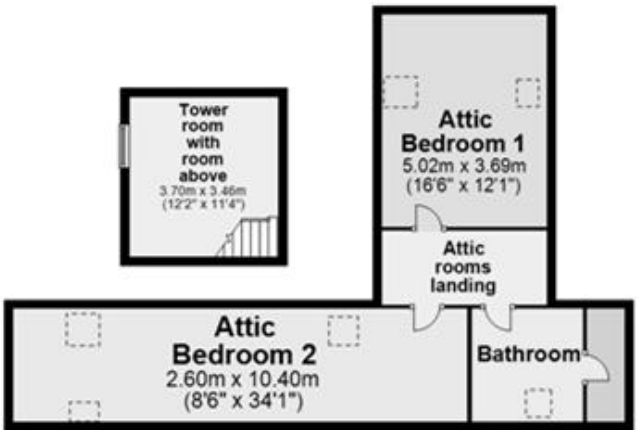
- Woodwick House is set in 2.5 Ha. (6 acres) or thereby with lawns and mature woods. A burn, with ponds, cascades through the wood towards the sea.
- Outstanding rural location with grounds extending to the foreshore.
- May appeal to the discerning buyer seeking a large family home.
- Offers business potential as a venue or accommodation provider.
- Fireplaces or solid fuel stoves in the music room, library, dining room and sitting room/office.
- Oil central heating.
- 2 en-suite ground floor bedrooms with own access. Converted from owners accommodation.
- 2 further en-suite bedrooms on the first floor together with 4 bedrooms with shared facilities.
- Large kitchen, utility room and laundry.
- Tower rooms and attic rooms offer potential as staff or owners' accommodation.



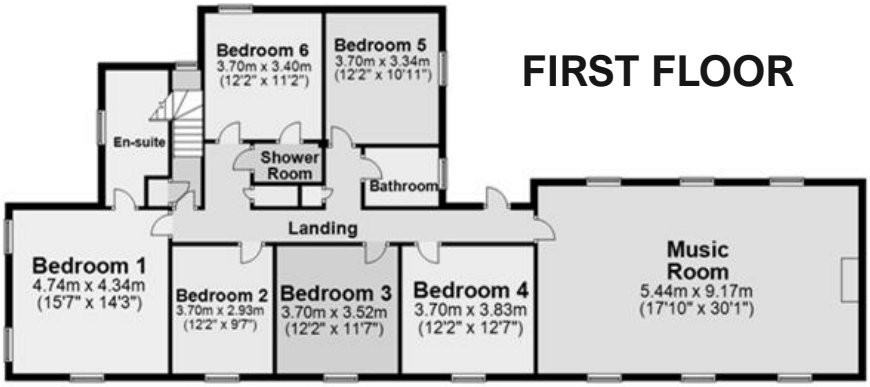
LOCATION

Woodwick House is situated approximately 15 miles from Kirkwall and 18 miles from the island's airport. Flights to Orkney depart from Edinburgh, Glasgow, Aberdeen and Inverness and there are ferries from Aberdeen, Scrabster and Gills Bay.

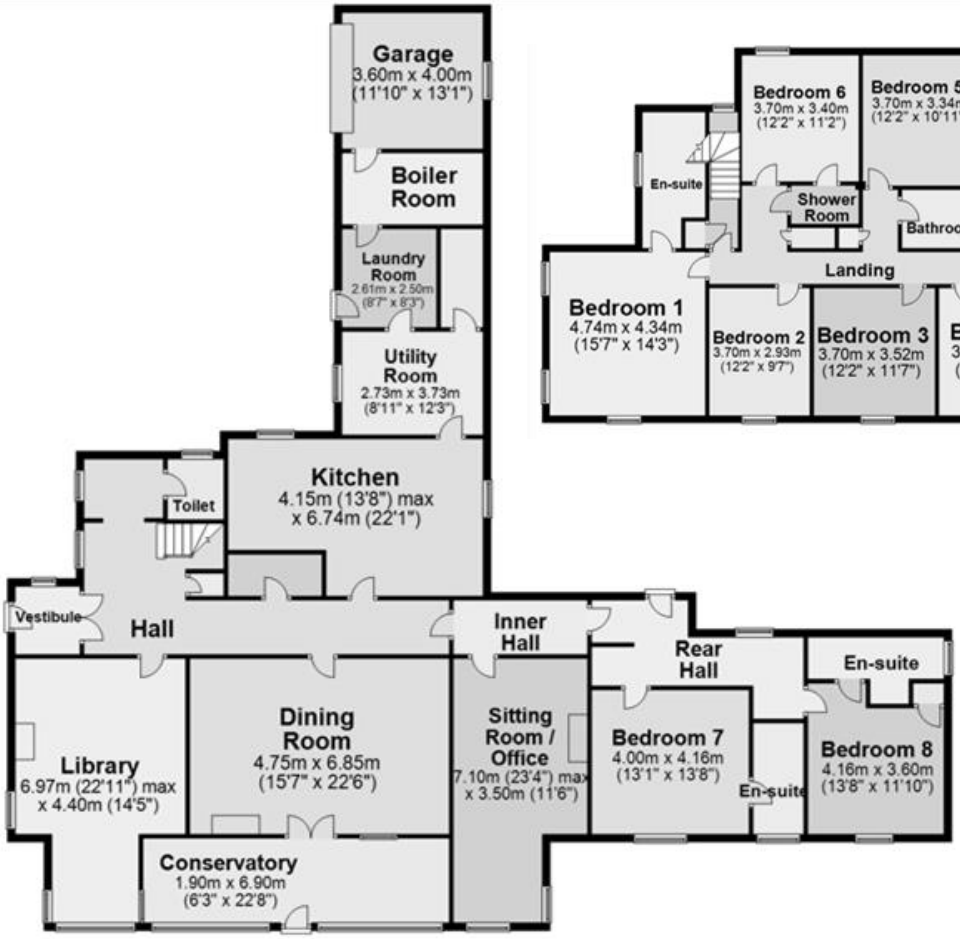
SECOND FLOOR

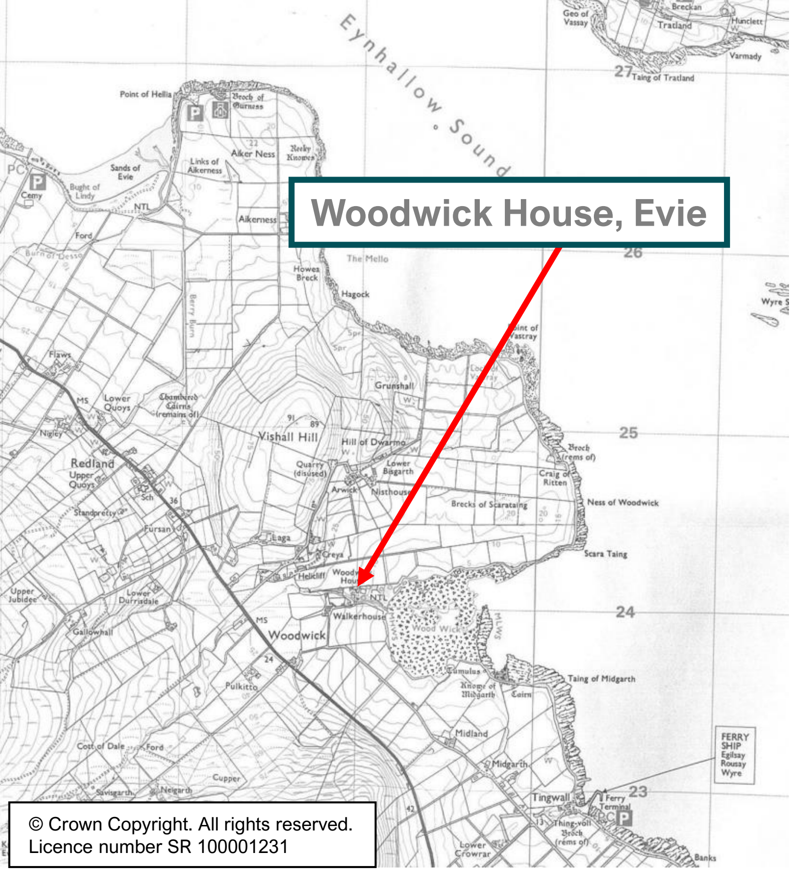


FIRST FLOOR



GROUND FLOOR





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

COUNCIL TAX BAND - Band A. 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.

RATEABLE VALUE - £3,400.

ENERGY PERFORMANCE RATING – Band F.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – Carpets, curtains and light fittings are included in the sale price.

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

PRICE – Offers over £580,000.
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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DJMF
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.