

**YORVIL,  
ROUSAY, KW17 2PT  
OFFERS AROUND £225,000**

**£20,000 LESS THAN HOME REPORT VALUATION**





## ACCOMODATION

VESTIBULE - 2.05m x 1.7m

LIBRARY - 3.5m x 3.3m

HALL - 2.4m x 0.95m

SHOWER ROOM - 2.2m x 1.55m

BEDROOM 2 - 5.35m x 2.48m

BEDROOM 3 - 3m x 2.85m

KITCHEN - 6.15m x 3.3m

REAR VESTIBULE - 1.5m x 1.38m

STUDY/OFFICE - 4.08m x 2.03m

BEDROOM 1 - 4.35m x 3.3m

DRESSING ROOM - 2.93m x 1.6m

EN-SUITE - 2.33m x 1.63m

SUN ROOM/STUDIO - 6.45m x 4.98m max

LIVING ROOM - 5.63m x 3.98m

## OUTSIDE

GARAGE 6.45m x 3.13m

GREENHOUSE

STONE SHED

Yorvil is an outstanding property set in beautiful gardens commanding spectacular views. There is spacious accommodation on 3 floors. The house was renovated and extended in 2003 to a high standard.

The front entrance hall is on the middle level. To the right is a large kitchen/diner with flagged floor and a range cooker. The library to the left leads on to 2 double bedrooms and a large shower room.

The upper floor, reached by a bespoke staircase, leads into a study, then the master bedroom which has spectacular south facing views over to the islands. A walk-in wardrobe and en-suite bathroom completes this floor.

The large sunroom situated at ground level leads out through patio doors to decking and the walled garden with mature trees, bushes and flower borders. The sitting room has an original stone fireplace with a multi-fuel burner and one window facing south, and 2 windows facing west, catching the setting sun over Eynhallow.

There is a large greenhouse at the back drying area and a vegetable plot at the front. The large garage has a workbench incorporated and an electric door, with a drive leading up to it. There is also parking for several cars, a hen house and enclosure, with a large expanse of grass planted with over 40 trees.

This well presented home is ideal for bed and breakfast accommodation if wished. It also has a small wind turbine which has given a good income and some free electricity. The property includes oil central heating and double glazing.

Viewing is essential to appreciate the quality and size of accommodation.

Yorvil is situated on the picturesque island of Rousay which is one of Orkney's inner north isles and is connected to the Orkney mainland by a regular roll-on, roll-off ferry service. The island has many archaeological sites and places of scenic beauty and its amenities include a primary school, hotel, public house, general store and post office.





**SERVICES:** Private Spring Water. Mains Electricity. Telephone. Private Septic Tank.

**COUNCIL TAX BAND:** Band A. 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 C.

**ENTRY:** By arrangement.

**VIEWING:** For an appointment to view please contact Lows Property Shop

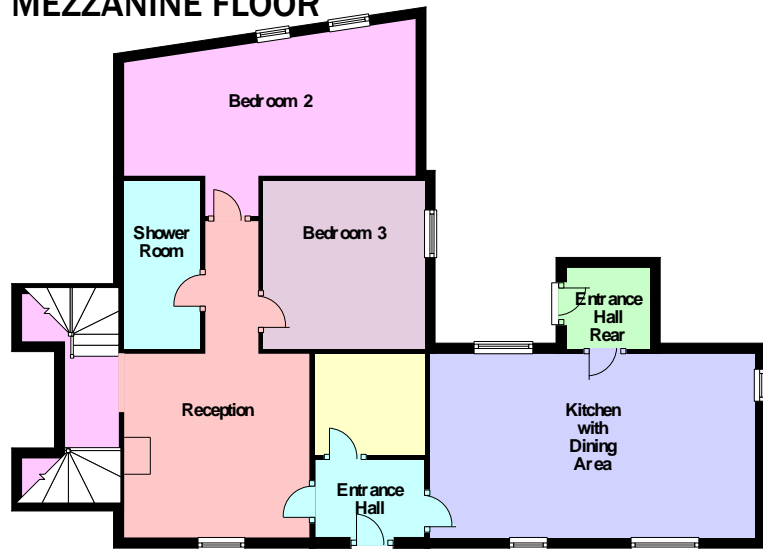
**FIXTURES AND FITTINGS:** The range cooker, washing machine, fridge/freezer and floor coverings are included in the sale price.

**PRICE :** Offers Around £225,000 - **£20,000 BELOW VALUATION**  
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.

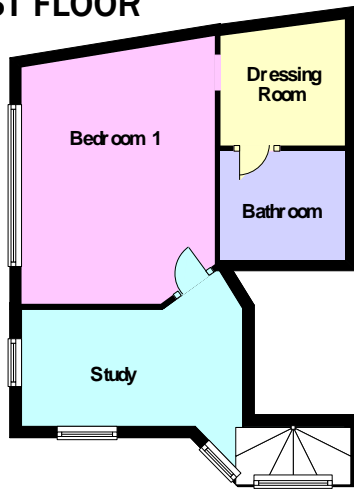




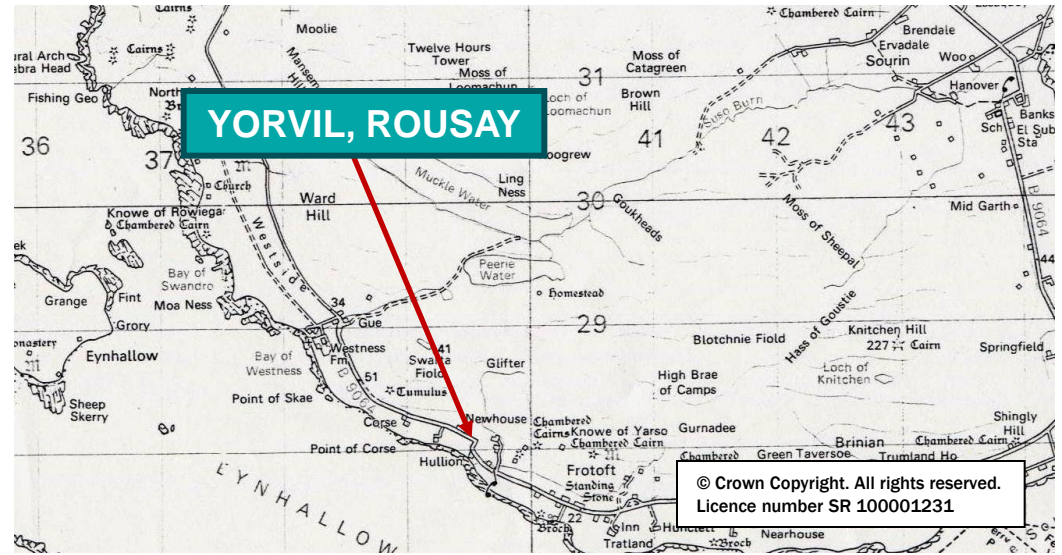
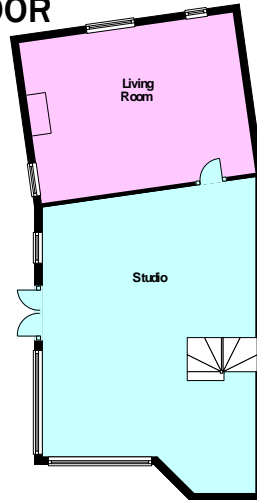
## MEZZANINE FLOOR



## FIRST FLOOR



## GROUND FLOOR



## 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.

**Lows**

**Solicitors – Estate Agents**

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