



# Downatown Residential Development,

Comprising a self-build plot,  
Barn Conversion and 2 New Houses, Twatt, KW17 2LN

Plot 1 Offers Over £95,000

Barn Conversion Offers Over £340,000

New House on Plot 3 Offers Over £240,000

New House on Plot 4 Offers Over £260,000





**PLOT 1**

The Downtown residential development comprises 3 executive quality dwellinghouses and a stylish barn conversion. The shared grounds will be managed, with a nominal annual charge payable by all homeowners.

The development will be accessed by a tarred driveway, bounded mostly by ranch style fencing, extending from the public road. CM Joinery will be the main building contractor in conjunction with Nettel Group Ltd who are developing rural housing in Orkney. The sewerage treatment plant is being installed by XOLI.

Phase 1 will be the 4 bedroom steading/barn conversion and the sale of Plot 1 a large serviced building site, extending to 1930m<sup>2</sup> or thereby, with permission to erect a spacious 4 bedroom dwellinghouse. Phase 2 will be the two 3 bedroom bungalows on plots 3 & 4.

The 4 bedroom house on site 1 will enjoy a sweeping panoramic view across farmland with the Hoy Hills in the distance. The accommodation, as seen on the planning consent, includes a first floor living room with corner window to fully enjoy the view and an 'L' shaped kitchen - family room - dining area. There is a bathroom, shower room and the master bedroom has an en-suite. The double garage adjoins the house.

The steading/barn conversion includes an open plan living room/kitchen/dining area. There is also a utility room, 2 shower rooms and the master bedroom has an en-suite. The garage has a door into the hall. The grounds extend to 1200m<sup>2</sup> or thereby.

The 2 bedroom bungalow on plot 3 has a spacious living room with corner window and dining area. The kitchen has room for a breakfast table and there is also a utility room. The accommodation also includes a study and a shower room. Both bedrooms have a built-in cupboard.

The bungalow on plot 4 is a mirror image of plot 3 with an adjoining garage. Plot 3 extends to 800m<sup>2</sup> or thereby and Plot 4 extends to 1100m<sup>2</sup> or thereby. Both bungalows feature Norscot high thermal performance insulated timber frames. The steading conversion and the new houses on Plots 3 and 4 will enjoy open outlooks over the surrounding farmland.



**North West**  
1 : 100

**ARTIST IMPRESSION OF HOUSE 1**



**South East**  
1 : 100

**ARTIST IMPRESSION OF HOUSE 4**

**ARTIST IMPRESSION OF HOUSE 1**



**South West**  
1 : 100

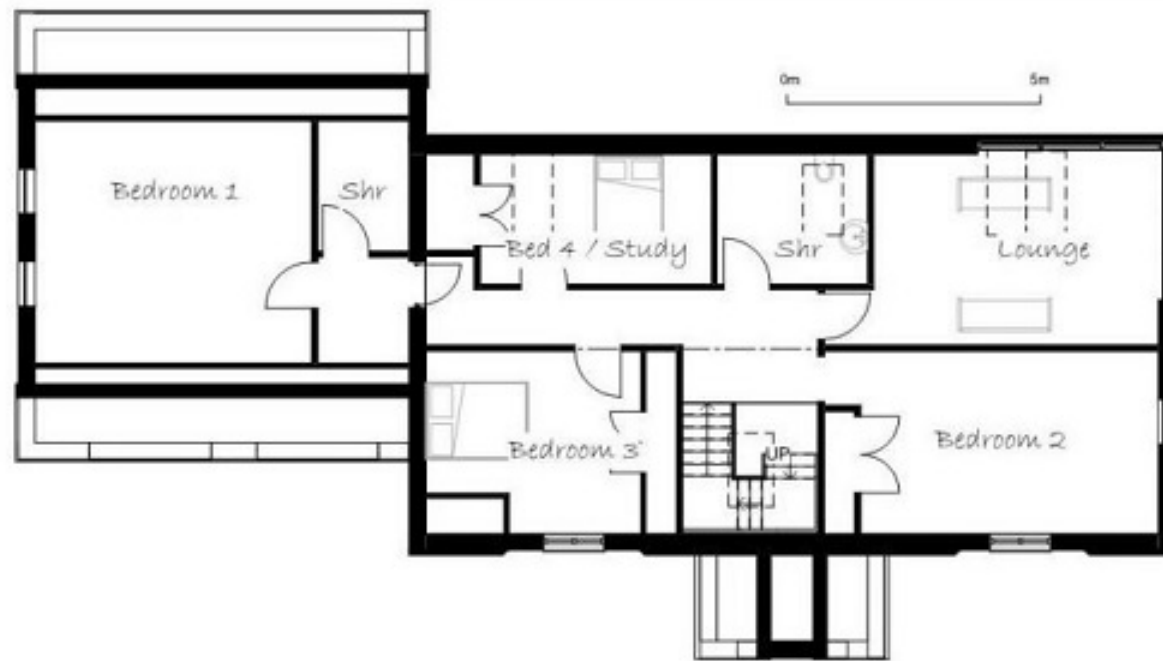


**South East**  
1 : 100



**North East**  
1 : 100

# HOUSE 1 FIRST FLOOR

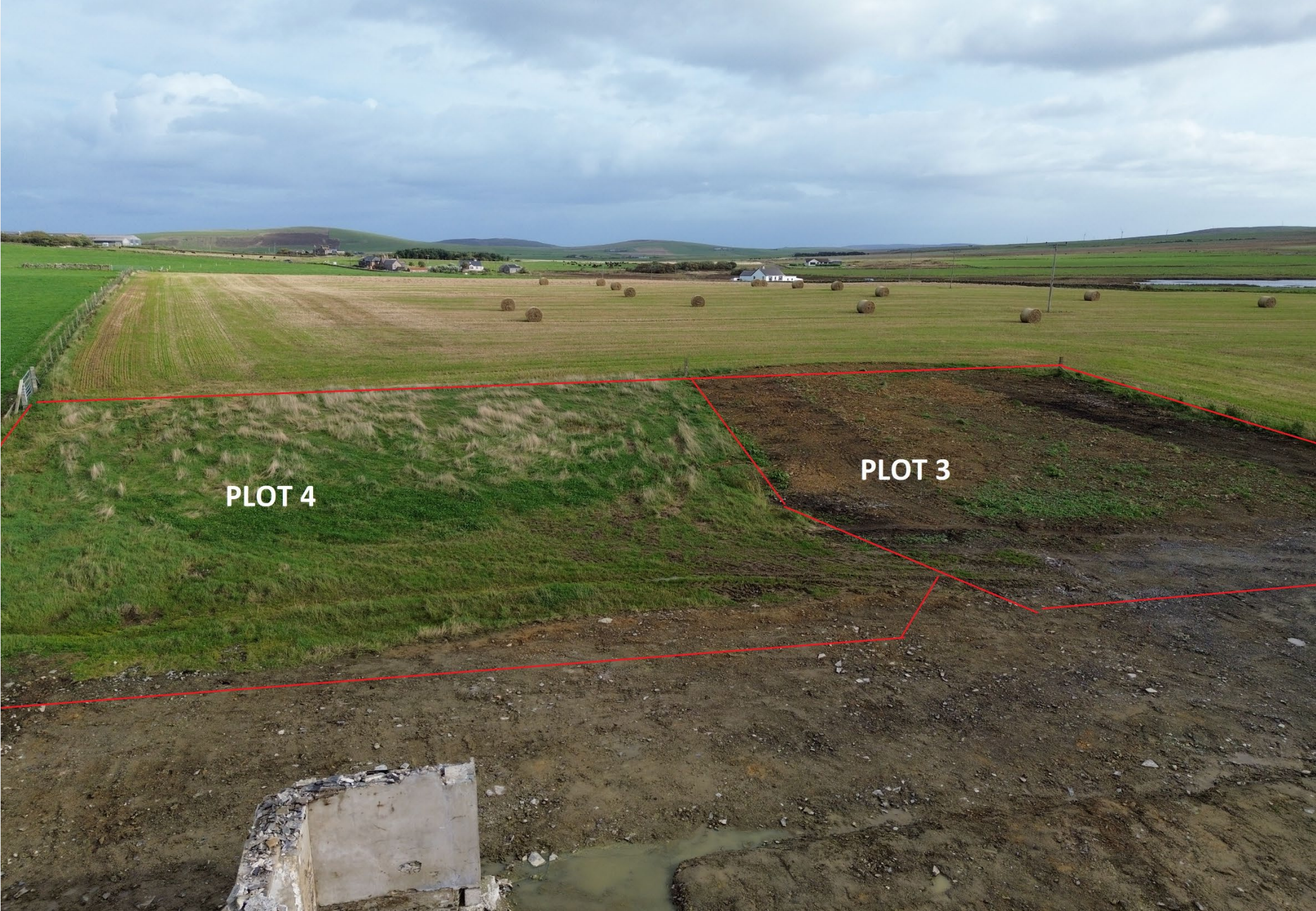


# HOUSE 1 GROUND FLOOR



# SITE PLAN

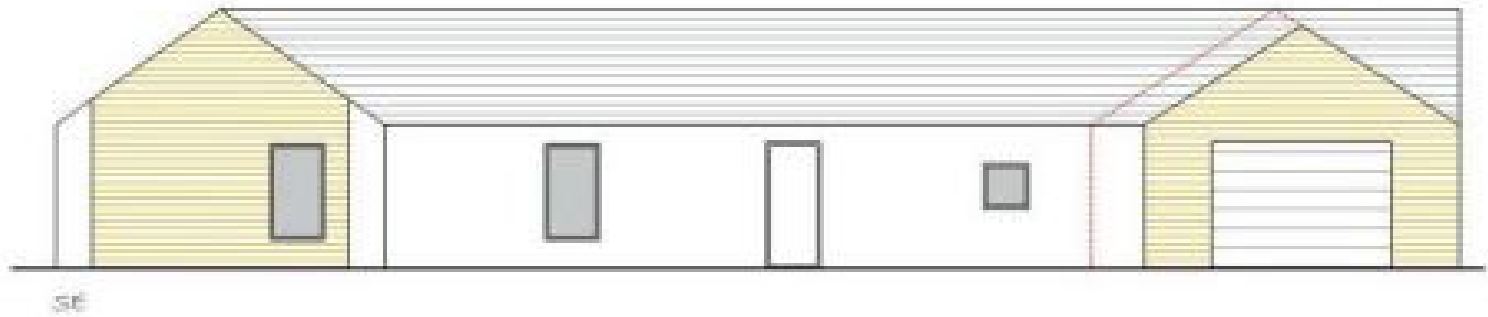
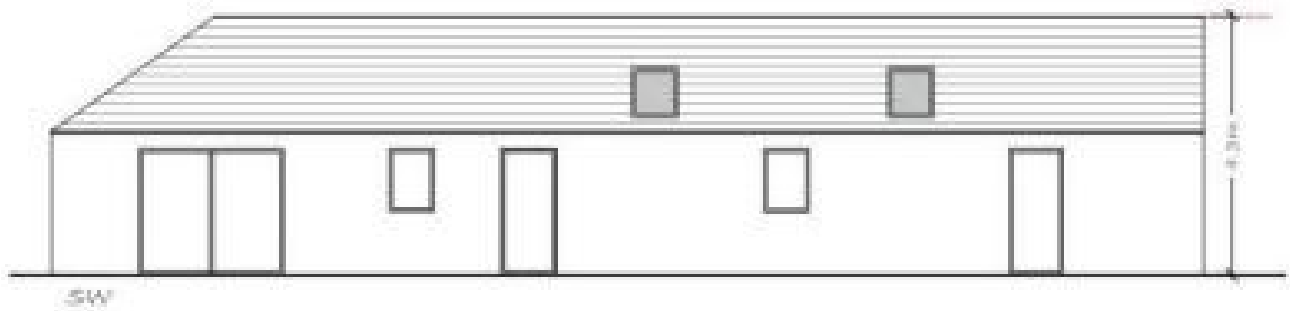
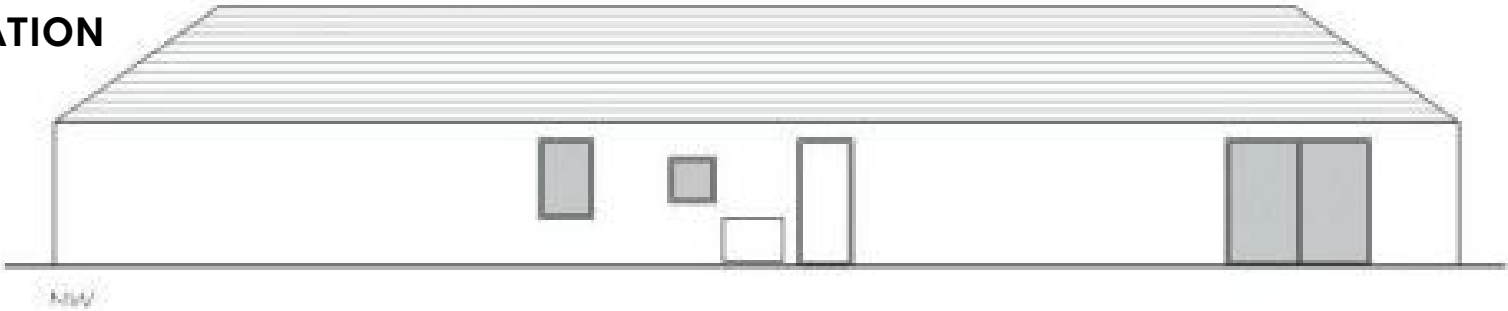




**PLOT 4**

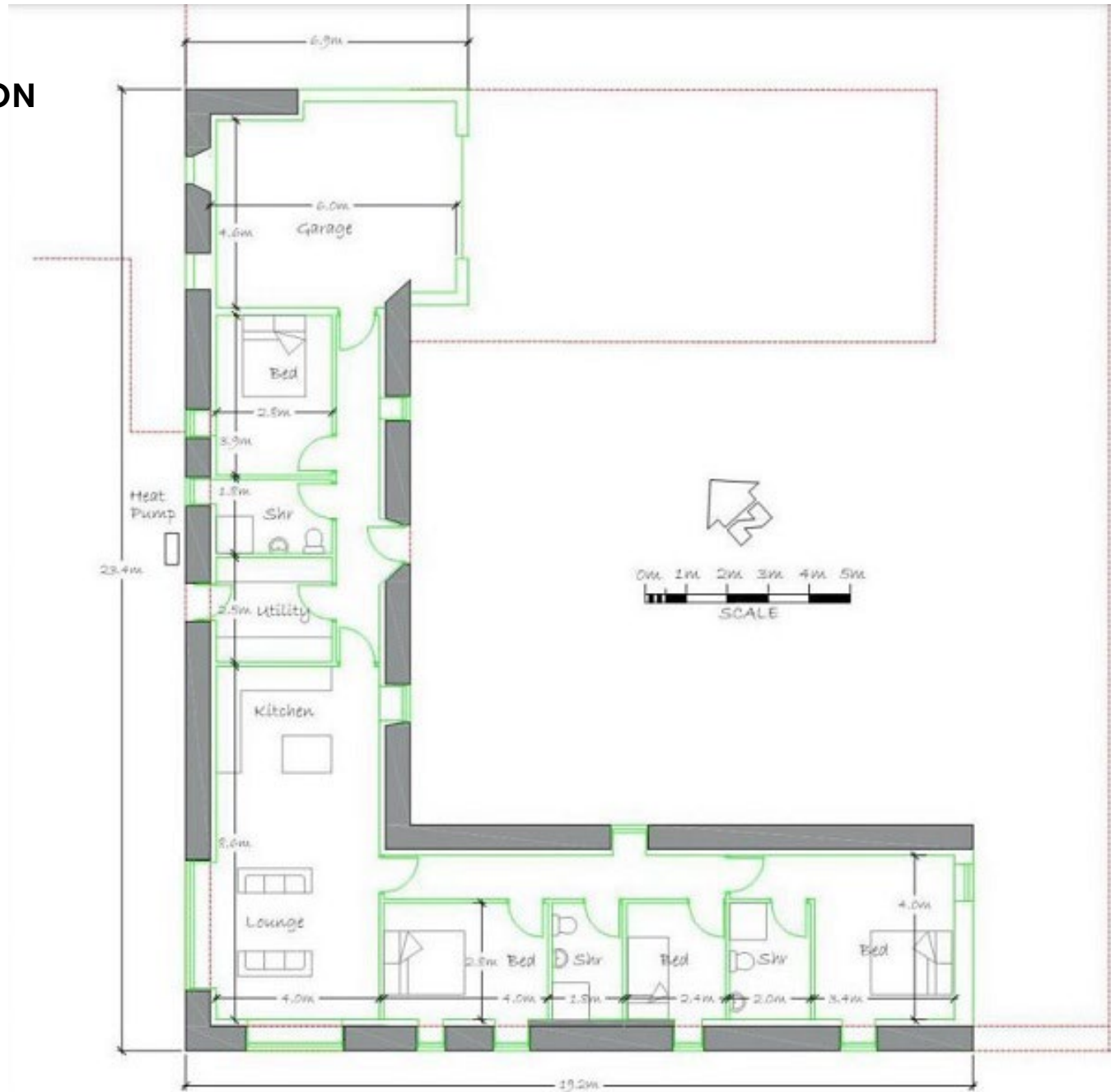
**PLOT 3**

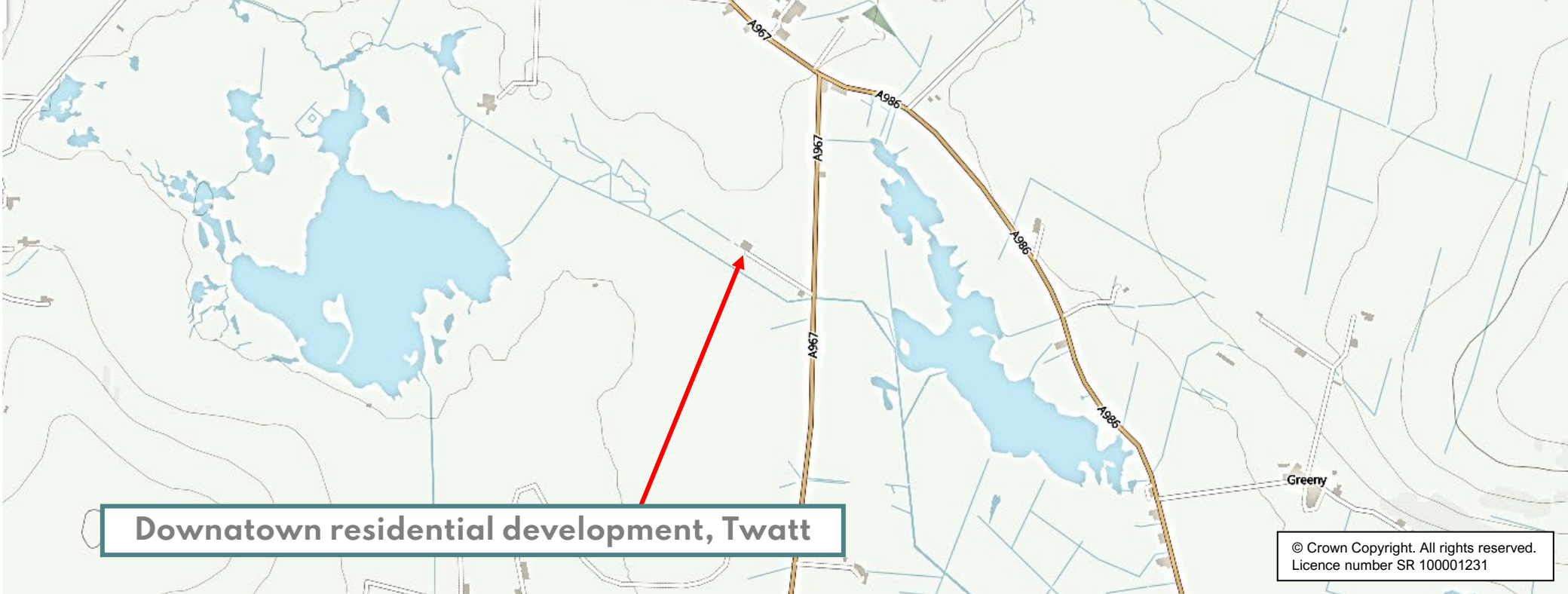
**PLOT 2  
BARN REVOVATION**





# BARN RENOVATION FLOOR PLAN





## Downtown residential development, Twatt

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**SERVICES** – Mains services. Telephone.

**ENERGY PERFORMANCE RATING** – Band F.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Plot 1 – Offers Over £95,000, Barn Conversion Offers Over £340,000, Plot 3 – Offers Over £240,000 and Plot 4 – Offers Over £260,000  
**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

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[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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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.