



HUNTO, BIRSAY, KW17 2LS OFFERS OVER £235,000

£5,000 LESS THAN HOME REPORT VALUATION



This outstanding three bedroom dwellinghouse enjoys a breathtaking lochside location. The delightful dwellinghouse has been tastefully modernised and extended, and there are a range of outbuildings offering potential for development, all set in approximately 1 acre of garden.

Hunto is accessed by a private track and the adjoining Boardhouse Loch offers trout fishing and a variety of bird life.

The dwellinghouse stands in good decorative order and has hardwood framed double glazed windows and oil fired central heating. The spacious porch has a flagstone floor and a glazed door leads into the living room. The dining area has glazed patio doors together with a window and 3 velux windows and is open plan with the modern kitchen and living room. A wooden floor extends throughout this open plan area and the kitchen has quality fitted cupboards incorporating a dual fuel Rangemaster cooker and two integral fridges.

The sitting room has a multi-fuel stove sitting on a stone hearth, and a walk-in pantry which has plumbing for a washing machine. The bathroom has a bath and a shower cubicle, and there is a second toilet off hall 1. Bedroom 2 has a fireplace with wooden mantle piece together with a wood lined wall and ceiling.

An attractive courtyard is formed by the outbuildings which include a renovated building with office/studio, bathroom, kitchenette and first floor room requiring internal completion. There is also a garage with a high electric sectional door, garden room and store. There are several stores within the large garden which includes lawn, trees, bushes and shrubs.



ACCOMMODATION

PORCH – 3.47m x 2.85m

DINING AREA – 5.8m x 4.05m

LIVING ROOM – 4.8m x 4.05m

KITCHEN – 3.06m x 2.28m

SITTING ROOM - 4.16m x 3.87m

HALL 1 – 3.57m x 1.2m

TOILET – 1.45m x 1.09m

BEDROOM 1 – 4.56m x 2.74m

BEDROOM 3 – 3.25m x 2.62m

HALL 2 – 2.3m x 0.95m

BEDROOM 2 – 3.93m x 2.74m

BATHROOM – 5.08m x 1.9m + 1.36m x 0.86m (max)

OUTSIDE

**RENOVATED FORMER BYRE INCORPORATES:
OFFICE/STUDIO – 6m x 3.81m**

ENTRANCE – 3.7m x 2m + 1.8m x 1.6m

BATHROOM – 1.79m x 1.73m

1ST FLOOR ROOM – 4.05m x 3.7m

GARAGE – 6.13m x 4.03m

GARDEN ROOM – 8.16m x 3.5m

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

COUNCIL TAX BAND - Band E. 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 E.

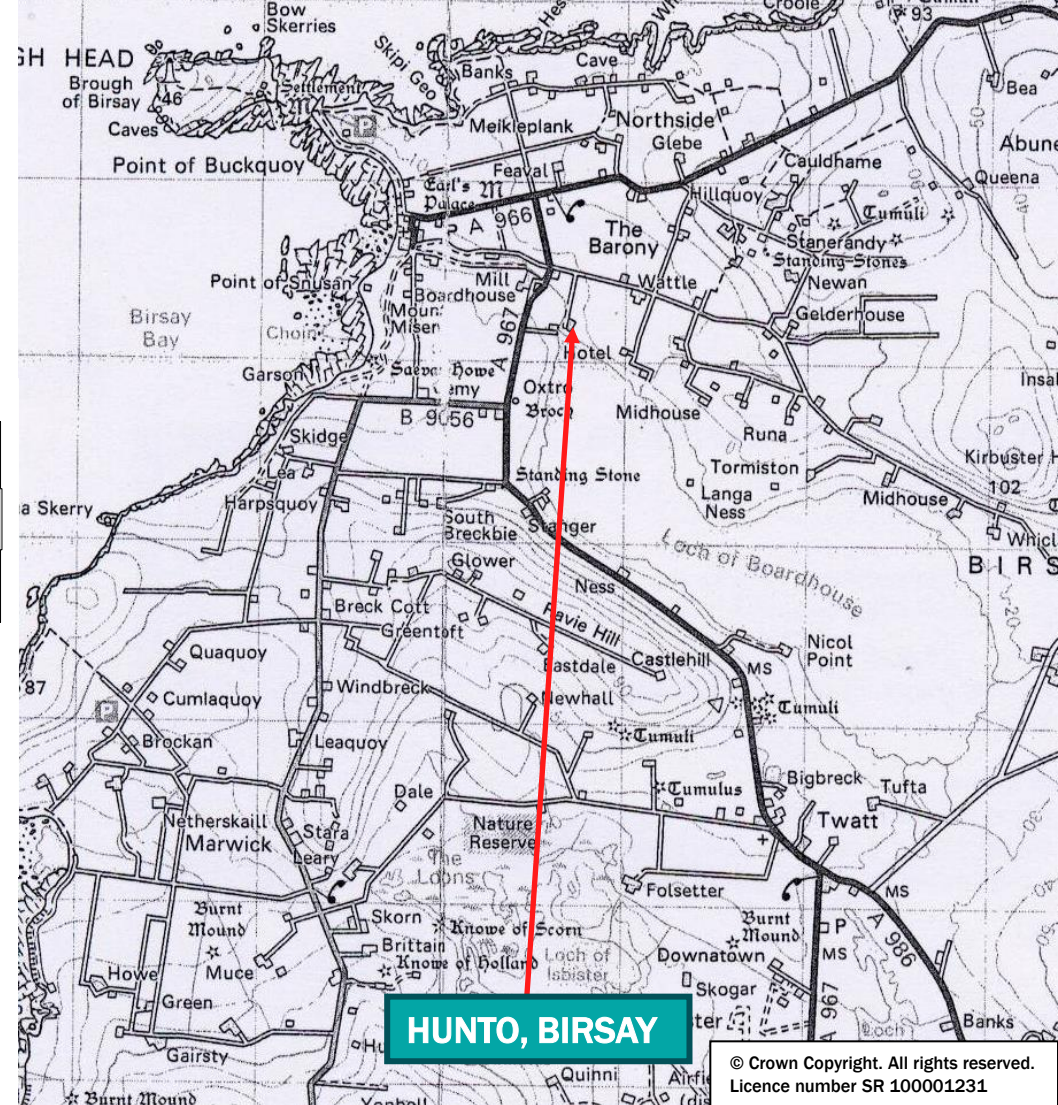
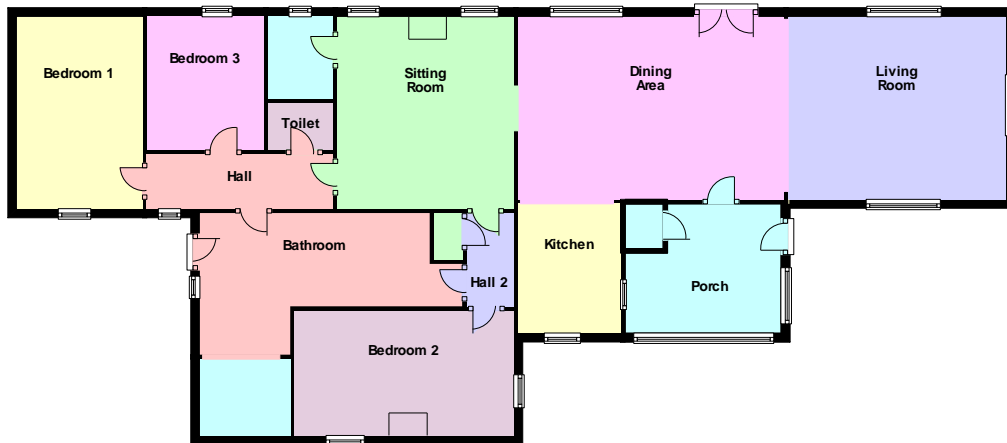
ENTRY - By arrangement.

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

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

PRICE - Offers over £235,000 - **£5,000 BELOW VALUATION**
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.





HUNTO, BIRSAY

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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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