

# WATERHOUSE, 13.4 ACRES OR THEREBY, NORTH RONALDSAY, KW17 2BE OFFERS OVER £120,000



A unique opportunity has arisen to purchase a registered croft (13.4 acres) on the picturesque island of North Ronaldsay, one of Orkney's outer north isles. The attractive property includes a bright, spacious, south facing dwelling house with a range of outbuildings together with a large, dry stone dyke walled garden, farmland and an archaeological site.

**The sitting room.** The large bright open plan sitting room incorporates a dining area and three windows offering views to the south, west and north of the island.

**The living room** has a south facing bay window overlooking the garden. It has a dining and sitting area with Doric stove. Original timber crafted features include the ceiling, two built in wall cupboards and three doors. The doors lead to the inner hall, kitchen and attic rooms.

**The attic rooms** both have skylights and may be suitable as further accommodation, formerly used as bedrooms.

**The kitchen** has walled cupboards and shelved storage space together with a sink. It has a glazed west facing door and north facing window overlooking the lawn and paddock area.

**The bathroom** provides a suite with timber clad bath surround, wall heater and south facing window. **The shower room** comprises a walk in shower with west facing window and changing area.

**Bedroom 1** has two fitted wardrobes both with louvered doors. It has south and west facing windows overlooking the garden.

**Bedroom 2** has a wooden ceiling and north facing bay window overlooking the lawn. Both bedrooms have capacity for king size beds.

Waterhouse has UPVC framed double glazed windows and electric heating together with an oil fired Doric stove in the living room.

The range of traditional outbuildings feature flagstone roofs and include a former barn, stable and byre which have been converted into one building. The barn has plumbing for a washing machine. There is also a second former byre, former tractor shed, garage and workshop.

The house and outbuildings are set in a large walled mature garden with lawns, drying area and a paddock. The fenced farmland is laid to grass and includes the Neolithic site of Finyarhouse.

There are grazing rights on one acre at Bridesness Park - annual payment of 50p. There is a private well with pump house to provide water to the fields.

The island of North Ronaldsay is connected to the Orkney mainland by scheduled air and ferry services. The amenities include a primary school, church, community centre, post office and shop, 24hr nurse practitioner practice and weekly visits by a doctor. There is also a Bird Observatory with bar, restaurant and shop and the lighthouse has a woollen mill, restaurant and gift shop.



## ACCOMMODATION

**ENTRANCE HALL** – 3.2m x 1.27m

**INNER HALL** – 2.58m x 1.07m

**SITTING ROOM** – 7.5m x 3.52m

**LIVING ROOM** – 4.7m x 3.94m (max)

**KITCHEN** – 3.15m x 2.02m

**BATHROOM**– 3.06m x 1.61m

**SHOWER ROOM** – 2.58m x 1.27m

**BEDROOM 1** – 4m x 3.86m

**BEDROOM 2** – 3.46m x 2.57m

**ATTIC ROOM 1** – 3.28m x 2.8m

**ATTIC ROOM 2** – 3.54m x 2.52m

## OUTSIDE

**FORMER BARN** – 7.2m x 5.5m approx.

**FORMER STABLE & BYRE** – 14m x 3.43m

**FORMER BYRE 2** – 4.8m x 3.8m

**FORMER GENERATOR SHED** – 3.3m x 2.6m

**FORMER TRACTOR SHED** – 3.2m x 3.5m

**GARAGE** – 6.7m x 3.65m

**WORKSHOP** – 9.6m x 2.7m approx.

**PUMP HOUSE**

**SERVICES** - Mains water and electricity. 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.

**ENTRY** – By arrangement.

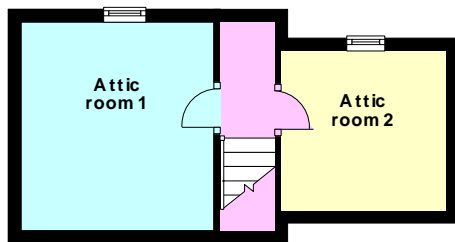
**FIXTURES AND FITTINGS** - All fitted floor coverings are included in the sale price.

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

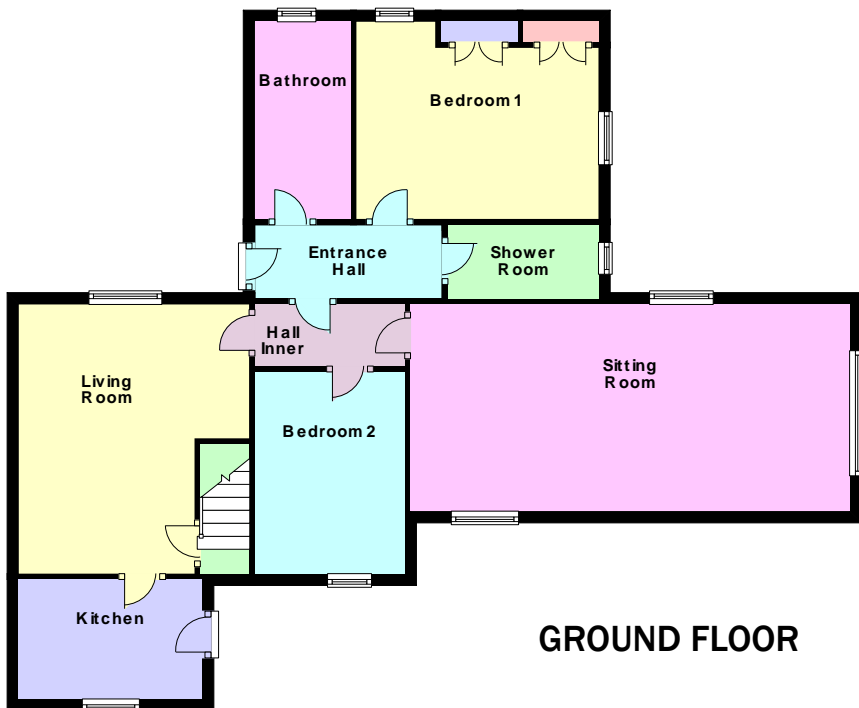
**PRICE** - Offers over £120,000

**Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.**



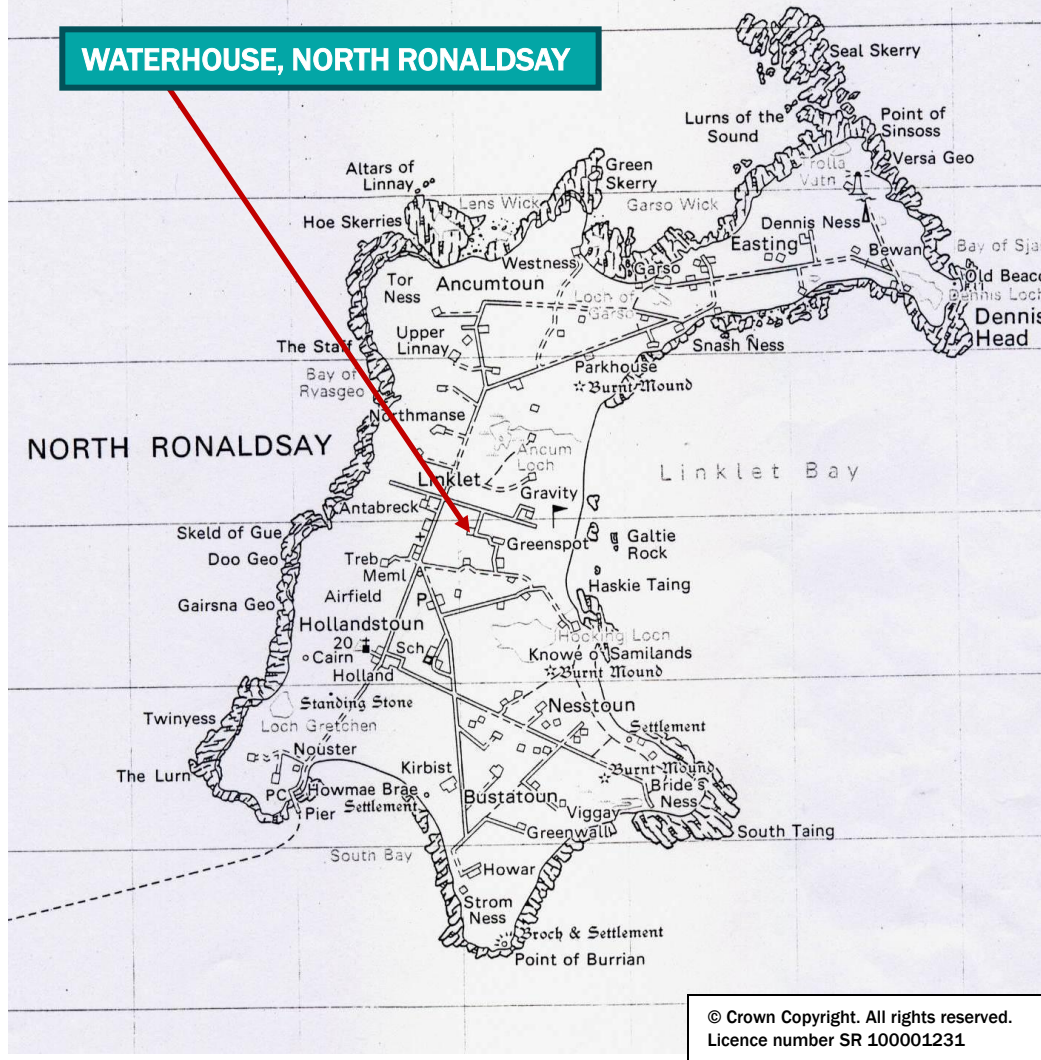


**FIRST FLOOR**



**GROUND FLOOR**

**WATERHOUSE, NORTH RONALDSAY**



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**DMNH**

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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