

# COOPERHOUSE, 1 acre or thereby, NORTHSIDE, BIRSAY, KW17 2LU OFFERS OVER £265,000





Cooperhouse is a well-presented 4 bedroom bungalow that enjoys panoramic views over the surrounding farmland to the sea, Brough of Birsay and the Kitchener memorial. The original stone built cottage has been extensively renovated and extended to form a quality family home.

The attractive property is set in 1 acre or there by including a large garden and a fenced paddock which may appeal to horse or livestock owners.

Cooperhouse stands in good decorative order and has central heating provided by a ground source heat pump together with 2 solar thermal panels which contribute to heating the hot water. There is also a heat recovery system and UPVC framed double glazed windows and doors.

The ground source heat pump and solar thermal panels were installed through the Domestic Renewable Heat Incentive with the owners receiving payment of £533.61 per quarter. The payments run until 2021 and the purchaser will be required to register with the scheme to be eligible to receive the income.

The living room enjoys a dual aspect and has a stone hearth suitable for siting an electric focal point fire or a wood-burning/multi-fuel stove. The family/dining/sun room has patio doors together with 3 windows.

The modern fitted cupboards in the kitchen feature quartz stone worktops and incorporate a washing machine and dishwasher together with a Stoves induction range electric cooker.

There is a shower room and bathroom, with enamelled steel bath. Bedrooms 3 and 4 both have a built-in wardrobe and all bedrooms have made-to-measure wooden shutters

The large garden includes lawn, garden shed, parking area and former stone building together with a sheltered patio area constructed from reclaimed Orkney flagstones.

There is planning consent to erect a 72m<sup>2</sup> garage/workshop within the garden.

Cooperhouse lies within walking distance of a beach, the Brough and village of Palace with shop, post office and tea room. There are bus services to Kirkwall and Stromness from Palace. The local primary school is 7 miles away in Dounby, with the secondary school in Stromness.



## **ACCOMMODATION**

**VESTIBULE –  
1.93m x 1.7m + 1.26m x 1.09m**

**HALL –  
3.8m x 1.26m + 6m x 1.2m +  
6.5m x 0.95m**

**SHOWER ROOM –  
2.57m x 2.31m**

**BEDROOM 1 –  
4.76m x 4.12m**

**BEDROOM 2 –  
3.02m x 2.88m**

**BEDROOM 3 –  
2.88m x 2.7m**

**BEDROOM 4 –  
3.02m x 2.88m**

**REAR ENTRANCE HALL –  
1.72m x 1.25m + 1.4m x 0.95m**

**LIVING ROOM –  
4.76m x 3.98m**

**BATHROOM –  
2.3m x 1.7m**

**KITCHEN –  
4.1m x 3.26m**

**FAMILY/DINING/SUN ROOM –  
5.4m x 4.51m + 1.03m x 1m**

## **OUTSIDE**

**GARDEN SHED**



**SERVICES** - Mains water and electricity. Telephone. Private septic tank. Hard-wired cat5E computer network for broadband/telecoms.

**COUNCIL TAX BAND – BAND B.** 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 C**

**ENTRY –** By arrangement.

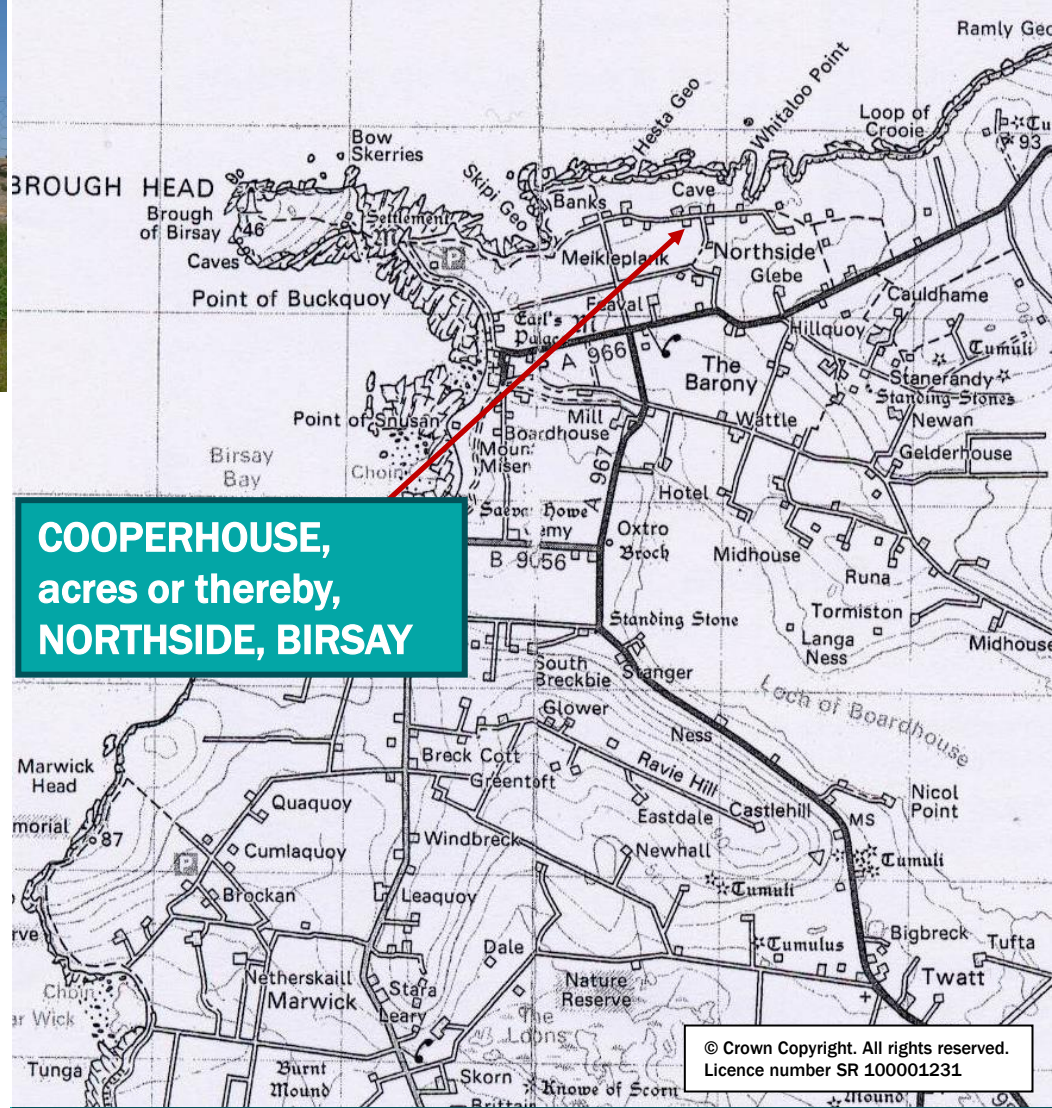
**FIXTURES AND FITTINGS -** All floor coverings and wooden shutters are included in the sale price.

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

**PRICE –** Offers over £265,000  
**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**







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acres or thereby,  
NORTHSIDE, BIRSAY**

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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.

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