

**BARNHOUSE, 1.54 acres or thereby,
BIRSAY, KW17 2ND
OFFERS OVER £245,000**



Barnhouse includes a 2 bedroom detached dwelling, bothy and traditional outbuildings all set in 1.54 acres or thereby. The property enjoys a beautiful view across farmland to the Brough of Birsay with the sea in the distance and also has planning in principle for a new dwelling to be erected within the grounds.

The attractive dwelling house has solid fuel stoves in both the living room and lounge/dining room together with oil fired central heating. The property stands in good decorative order and has double glazed velux and UPVC framed windows with the exception of the vestibule.

The kitchen has fitted cupboards together with a gas hob, eye level electric double oven and plumbing for a dishwasher. The vestibule has plumbing for a washing machine and the shower room has a wet room style floor.

The wide first floor landing has a fitted worktop surface. The two bedrooms both have wood lined ceilings, a radiator and built-in wardrobes/cupboards. There is also a box room on the first floor.

There is a garden to the front of the house together with lawn to one side and the rear. The outbuildings include a workshop, store and former stable which requires attention.

The bothy has previously been used for holiday accommodation and has a modern air source heater together with a solid fuel stove. There is a kitchen with patio doors and a shower room.

The planning in principle (OIC ref 16/182/PIP) is for a dwelling house to be erected in the area of ground (48m x 23m) to the west of the bothy. There is further ground to the rear of the garden and site.

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

COUNCIL TAX BAND - Band D. 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 F

ENTRY - By arrangement.

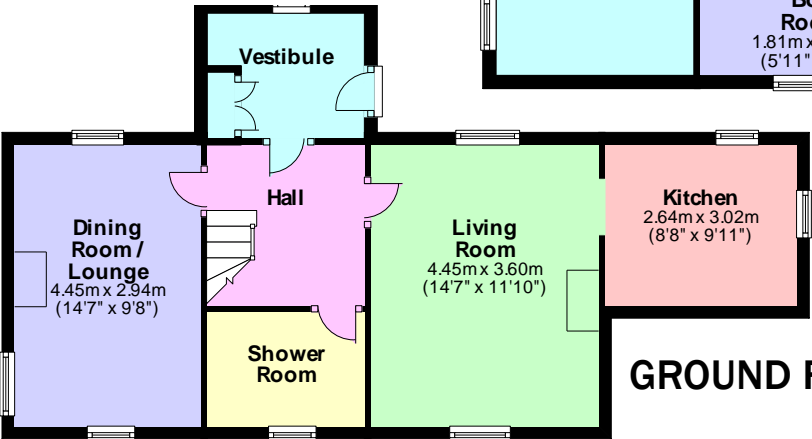
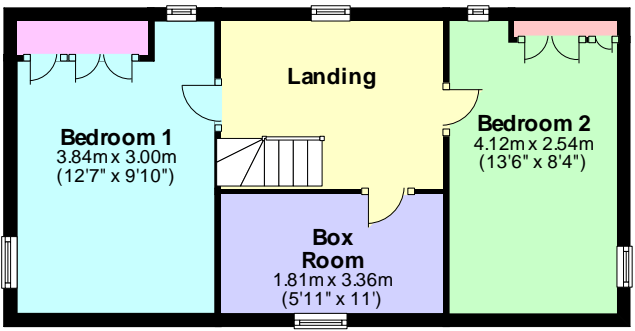
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

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

PRICE - Offers over £245,000
 Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



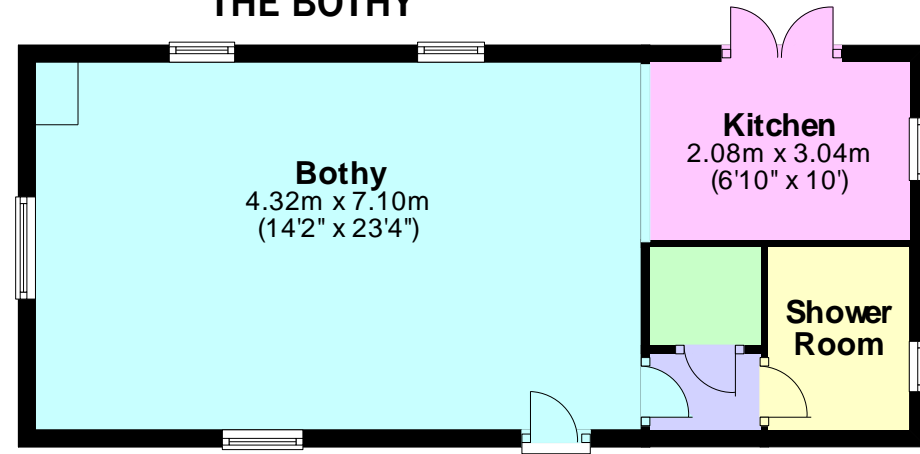
FIRST FLOOR

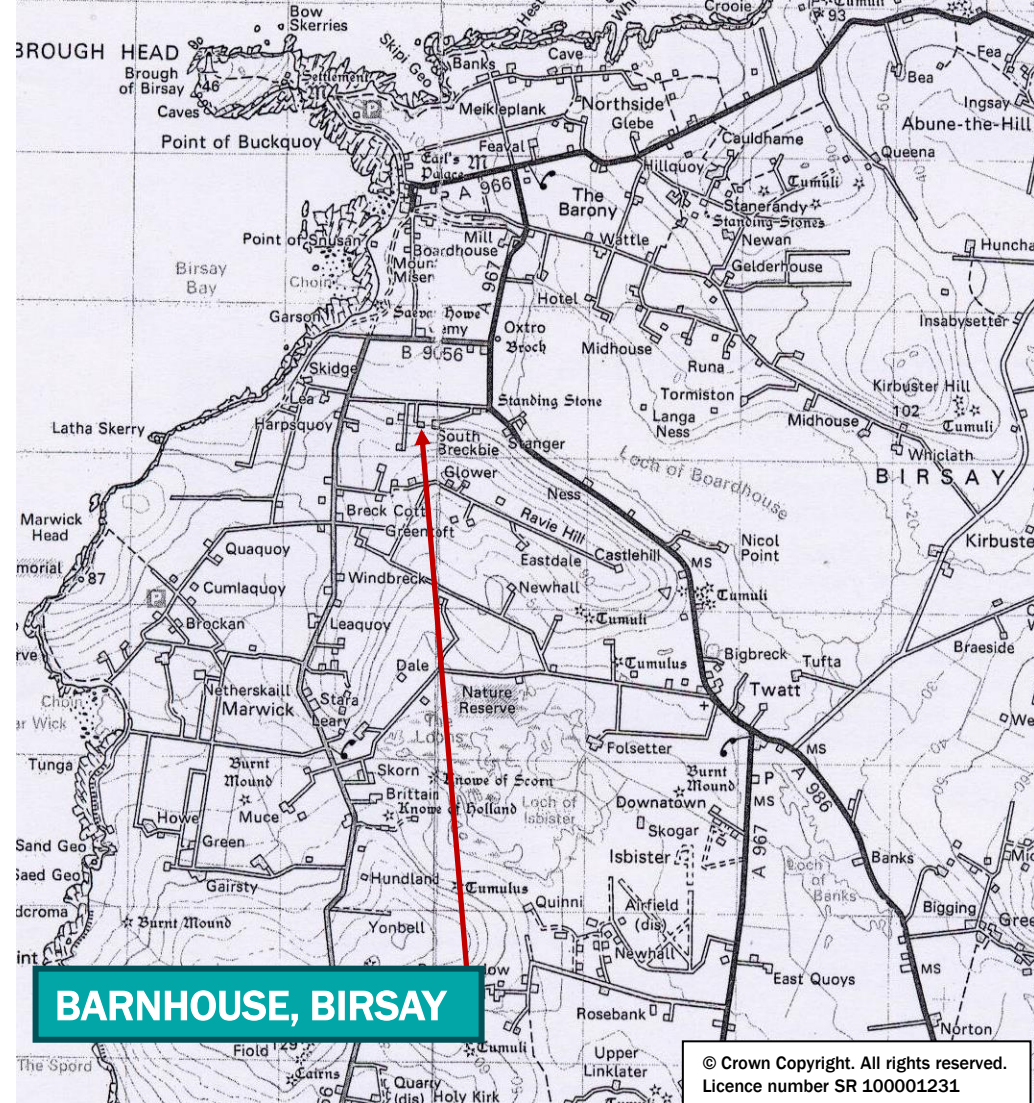


GROUND FLOOR



THE BOTHY





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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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