



The Old Granary Quoy,

Incorporating Puffin self-catering apartment,
Orphir, KW17 2RD

FIXED PRICE £560,000





The Old Granary Quoy, with Puffin self catering apartment, is an outstanding family home with annexe set in a beautiful garden. The tastefully presented property offers a high standard of accommodation throughout and enjoys beautiful views across farmland to Houton Bay and Scapa Flow.

The spacious dwelling house has many attractive features including enclosed multi-fuel stoves in the living room and kitchen. The large kitchen also has a dining area, cosy seating area and patio doors to the garden. There are 3 en-suite bedrooms together with a utility room and toilet.

Puffin was named as one of the best self-catering apartments in Orkney by the Sunday Times and is fully booked for the 2025 season with 75% of guests rebooking.

The owner is an award-winning garden designer, and the garden has featured on Gardener's World and Beechgrove Garden TV programmes and in several gardening magazines. The low maintenance garden has a Hartley Botanical greenhouse, ponds, hot tub, metal and stone features together with lawns, trees, shrubs, bulbs and flower beds. There is also a potting shed, workshop and store.

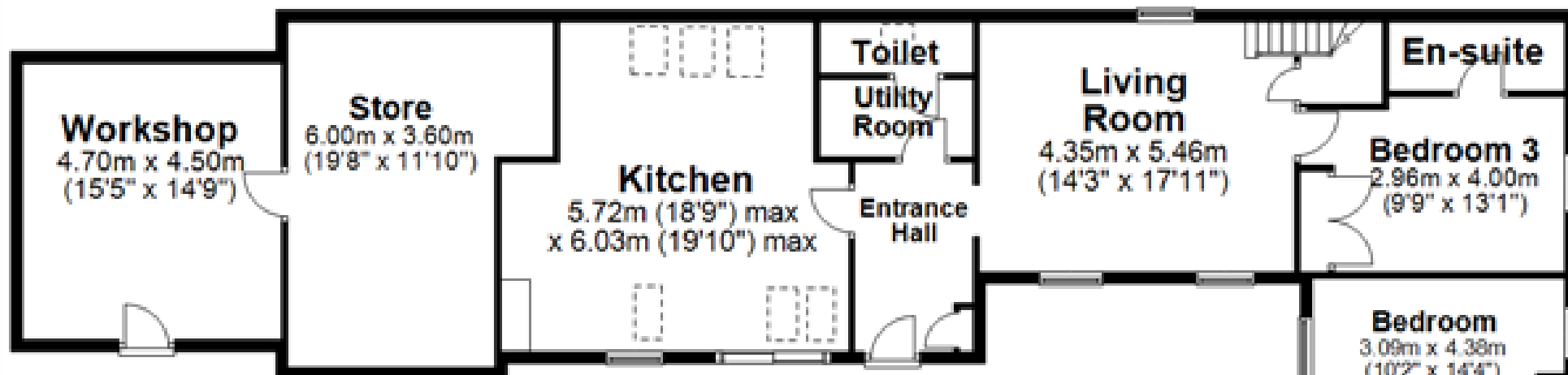
- Air to water central heating.
- Double glazed windows including several floor to ceiling windows and 10 Velux windows.
- 2 multi-fuel stoves.
- Fitted kitchen with integral appliances, dual fuel range, dining area and exposed beams.
- Utility room, separate toilet.
- 3 En-suite double bedrooms.
- Puffin – bright living room with multi-fuel stove, kitchen with integral appliances, bathroom with shower and bath, double bedroom. £21,000 gross annual income.
- Hartley Botanical greenhouse, workshop and store.
- Outstanding garden with many unique features.

LOCATION

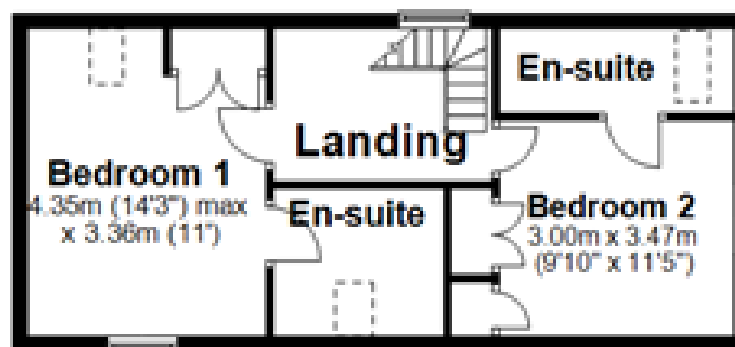
The Old Granary Quoy is situated approximately 11 miles from Kirkwall and 8 miles from Stromness. The Orphir Community School is 3 miles from the property and there is a bus service to and from Kirkwall from Houton.







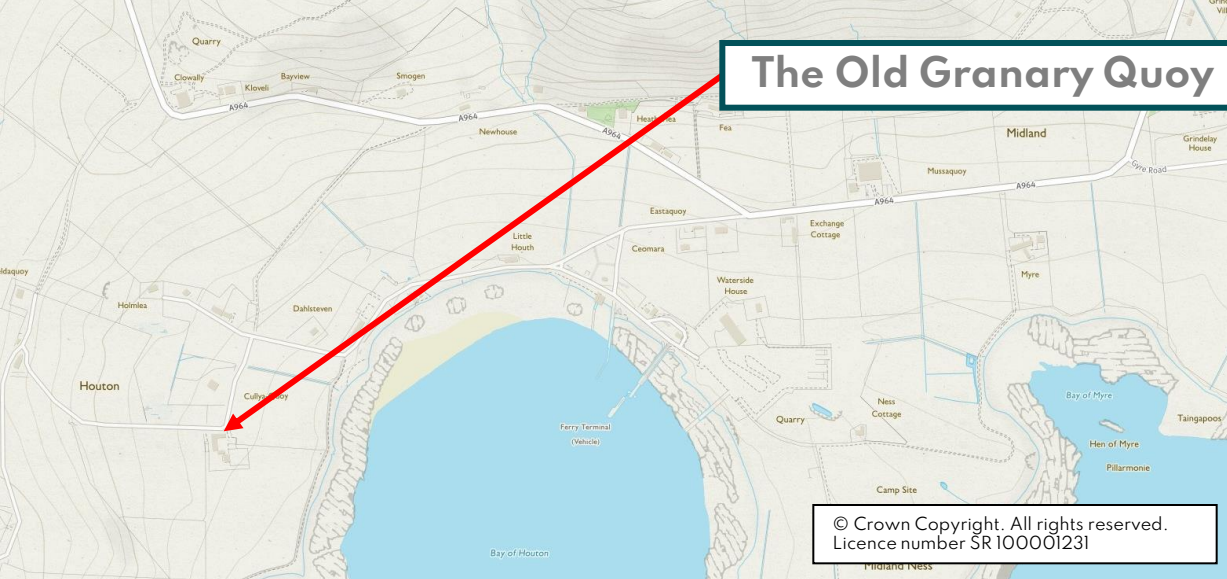
GROUND FLOOR



FIRST FLOOR







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

COUNCIL TAX BAND – Band D. Puffin has a rateable value of £1150. 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 & FITTINGS – All floor coverings and light fittings are included in the sale price.

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

PRICE – Fixed Price £560,000.

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

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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.