



**Crumbrecks,** extending to 3.66 acres or thereby,  
Petertown Road, Orphir, KW17 2RE

**OFFERS OVER £295,000**



**LOWES**



Crumbrecks is a traditional 2 bedroom detached cottage with outbuildings and land extending to 3.66 acres or thereby. The land not including garden ground is registered croft land.

The attractive property has unrivalled elevated sea views towards Hoy and Graemsay with Stromness in the distance.

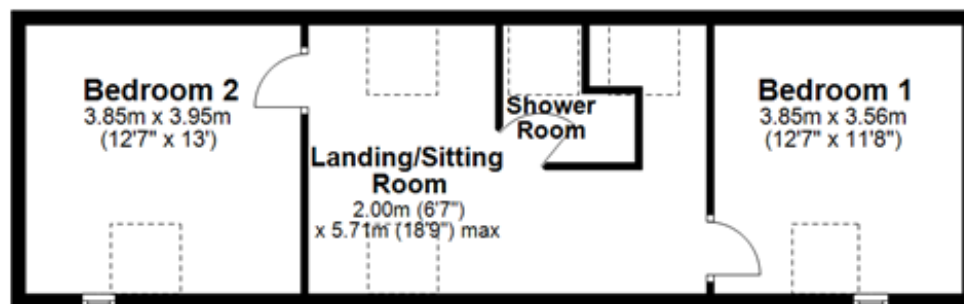
The house has features including exposed stone walls, flagstone floors, ceiling beams and a multi fuel stove in the living.

- Mostly wood framed double glazed windows with the workshop having UPVC double glazed windows.
- Biomass boiler heats radiators.
- Dual aspect and multi-fuel stove in living room.
- Kitchen/diner with flagstone floor and space for table and chairs.
- Sun room with beautiful sea views.
- Utility room with plumbing for washing machine.
- Shower room on ground floor.
- Landing/sitting room, shower room and two bedrooms on first floor.
- Large garden with drying area, patio, vegetable plot and polycrub.
- Stables split into 3 sections with a garage and kitchen/prep area.
- Shed.

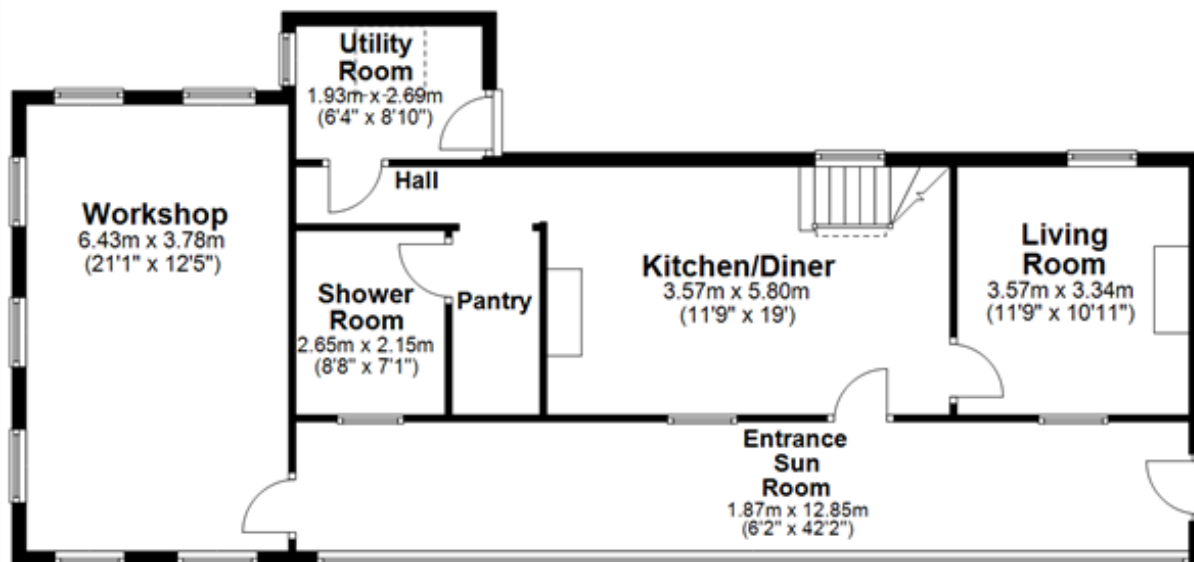
## LOCATION

Crumbrecks is located 10 miles from Kirkwall and 6.7 miles from Stromness where you will find local amenities. Orphir primary school is nearby.





First Floor



Ground Floor



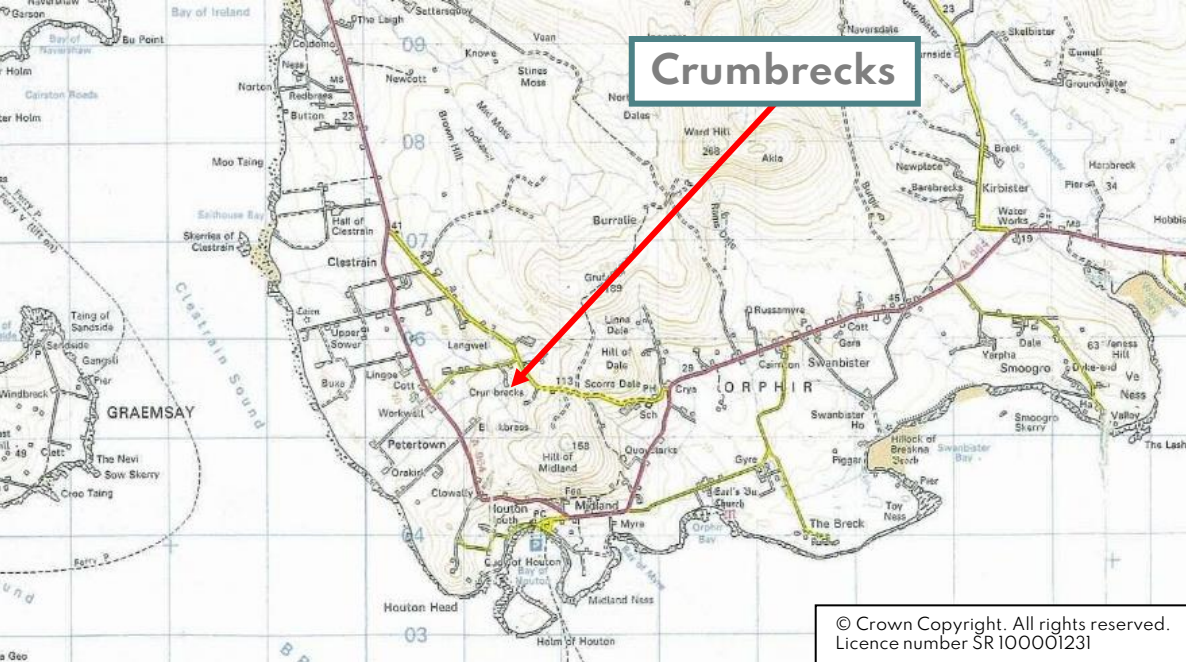












#### ETCN

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

## Crumbrecks

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

**COUNCIL TAX BAND** – Band C. 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 & FITTINGS** – All floor coverings, curtains and white goods are included in the sale price.

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

**PRICE** – Offers Over £295,000.

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

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