



Girnigoe

(extending to 75 acres or thereby plus foreshore)



Shapinsay, KW17 2EB

 3 Bed

 3 Bath

 2 Public



KEY FEATURES

- Spacious 3 bedroom farmhouse together with the farm steading and 75 acres together with foreshore extending to mean low water springs.
- Farmhouse has mostly uPVC framed double glazed windows.
- Oil- fired central heating.
- Spacious, split level, living room with decorative raised hearth for an electric fire.
- Dining room, Kitchen and Utility room
- Bathroom and Shower room.
- 3 Bedrooms – one with ensuite shower room.
- Steading can be accessed from farmhouse.
- Slatted byre 17.5m x 9.5m approx..
- 2 Silo's 28m x 7m approx., and 12m x 5m approx..
- Garage / workshop and several former byres.
- Land to grass with most fields plough able.
- There are no Basic Payment Scheme entitlements included in the sale.

Offers Over £360,000

The farm and lands of Girnigoe enjoys a beautiful waterfront location on the island of Shapinsay. The farmland extends to 75 acres or thereby together with an area of foreshore extending to the MLWS mark.

The spacious 3 bedroom farmhouse offers accommodation on one level and benefits from oil central heating and mostly uPVC framed double glazed windows. There is a large split level floored living room, dining room and kitchen. There is also a utility room, bathroom, shower room and one of the bedrooms has an en-suite. The property requires partial modernisation.

The inter-connected steading is accessible from within the house and includes a slatted court byre, 2 silos, several traditional tied byres, and a garage/workshop.

The land is divided into 8 reasonably well fenced fields with all but one being plough able. The water troughs are supplied by a metered mains water supply.

EXTRAS

All floor coverings are included in the sale price.







LOCATION

Girnigoe is situated on the picturesque island of Shapinsay. Shapinsay is one of Orkney's inner north isles and its amenities include a primary school and shop. There is a scheduled roll-on, roll-off ferry to and from Kirkwall.

/// What3words : /// hypnotist.washed.mission

Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

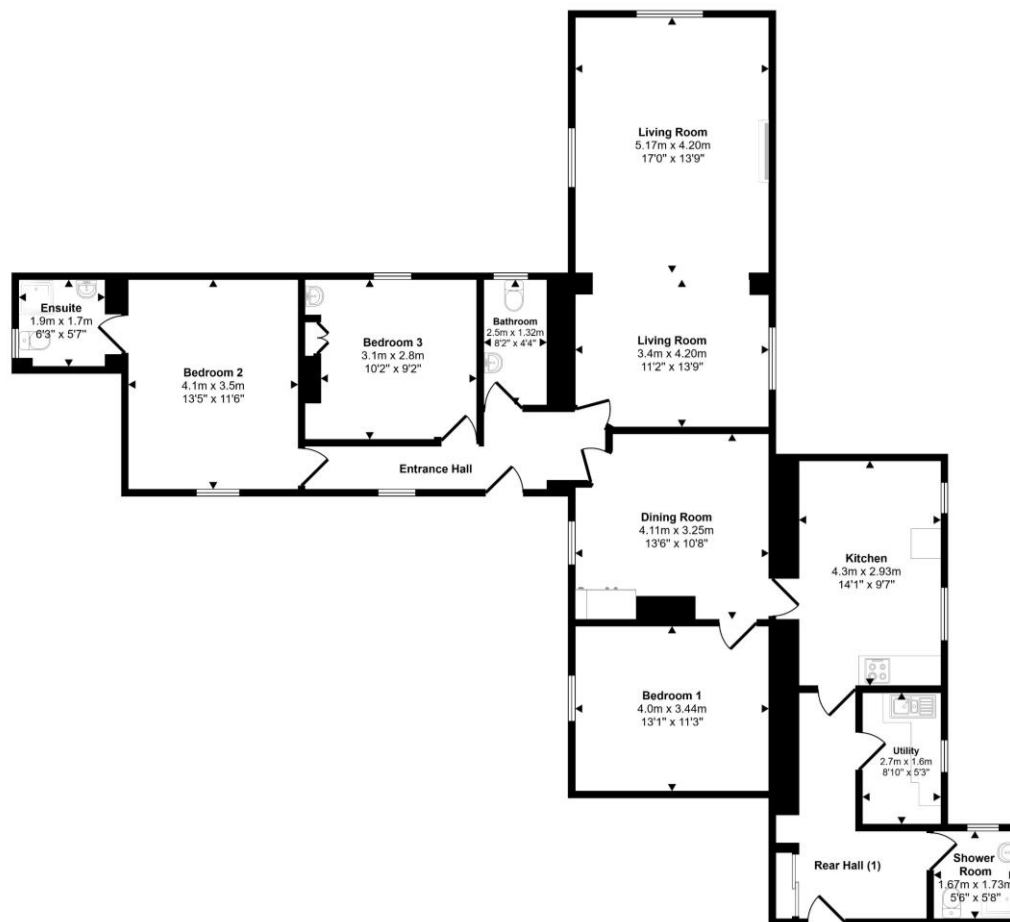


Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water (metered) Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – EE, Vodafone, o2	Band B	TBC	Flexible