



# Ivy Cottage

Orphir, KW17 2RB



 1 Bed

 1 Bath

 1 Public



## KEY FEATURES

- Double glazed uPVC windows, patio doors and composite doors
- Wood burning stove
- Fully electric Finnish Sauna
- Air to water heat pump to under floor heating and hot water
- Ivy Cottage is part of the OFGEM Domestic Renewable Heat Incentive Scheme, whereby a quarterly grant is received on the condition that the property must be occupied for 183 nights out of every year. Planning permission granted to replace roof, OIC planning ref 23/414/HH.

Offers Over £185,000

Ivy Cottage is a 1 bedroom detached cottage with an attached garage, offering charm and character. The property enjoys a beautiful outlook over Scapa Flow and lies conveniently between Kirkwall and Stromness on the Orkney mainland.

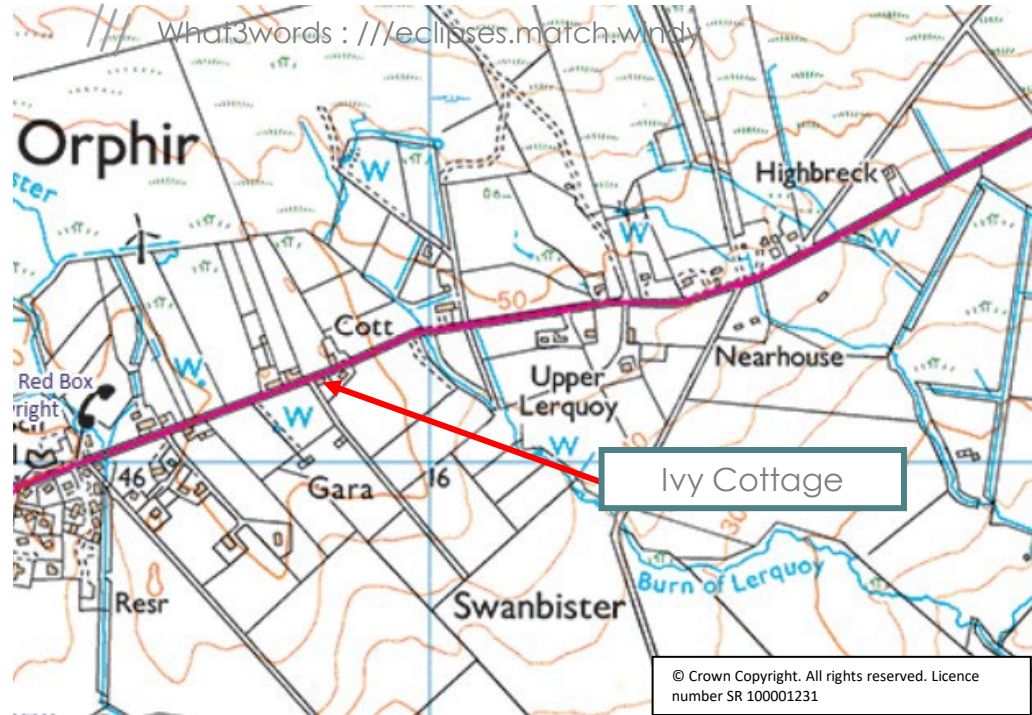
This well-maintained home features an inviting open-plan sitting, kitchen and dining area, creating a warm and sociable living space. The accommodation also includes a good-sized bedroom area and a family bathroom. A notable highlight is the fully electric two-person Finnish sauna, adding a unique touch of luxury to the cottage. Externally, the gardens extend around the property and include a generous ruinous outbuilding that offers excellent potential for future development or creative use.

Ivy Cottage will appeal to a wide range of purchasers, including couples, first-time buyers, and those seeking a tranquil retreat in a desirable rural location.

/// What3words : ///eclipses.match.windy

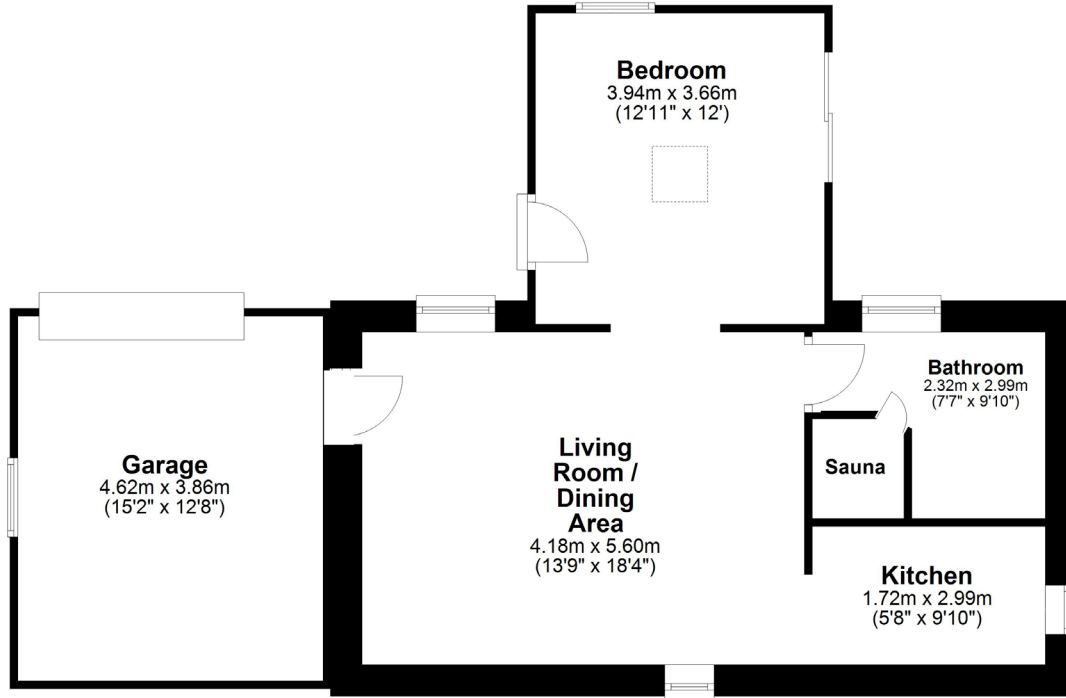
### EXTRAS

Floor and window coverings are included in the sale price. White goods and furniture are available by separate negotiation.



## Ground Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 62Mbps Mobile Network – EE, Vodafone, o2	Band B	Band C	Flexible



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