



Orley Cottage

 **LOW'S**

St Mary's Road, Holm , KW17 2RT

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Orley Cottage is a charming 2 bedroom dwelling, with 2 further attic rooms, located in St Mary's, Holm. Sitting on a generous plot, the property benefits from a large rear garden and a private driveway leading to a garage.

KEY FEATURES

- UPVC double glazed windows
- Additional insulation added to internal walls
- Dimplex Quantum heaters and panel heaters
- 2 double bedrooms plus 2 further attic rooms
- Bright living room with partial sea views and a multifuel stove
- Spacious kitchen/diner
- Family bathroom with bath and separate shower
- Small sun room with partial sea views
- Large garden, private driveway and garage with inspection pit
- St Andrews Primary School and Kirkwall Grammar school catchment area

Offers Over £225,000

Orley Cottage is a charming and deceptively spacious home set in a generous plot in the quiet and sought-after area of St Mary's. The property offers two double bedrooms along with two additional attic rooms. A bright dual-aspect living room features a cosy multifuel stove and enjoys partial sea views towards the iconic Churchill Barriers, while the spacious dining kitchen is well equipped with integrated appliances and ideal for everyday living and entertaining. A small sun porch captures lovely sea views, and the family bathroom is fitted with both a bath and separate shower. The cottage has benefitted from additional internal wall insulation and efficient Dimplex Quantum heaters. Outside, the large garden is mainly laid to lawn with a patio area, greenhouse and potting shed with W.C, perfect for enjoying the outdoors. A private driveway leads to a garage with inspection pit. Enjoying a peaceful rural setting yet only a 10-minute drive from Kirkwall and conveniently located on the X1 bus route, Orley Cottage truly offers the best of both worlds.

EXTRAS

Floor coverings, curtains, washing machine and tumble dryer are included in the sale price.





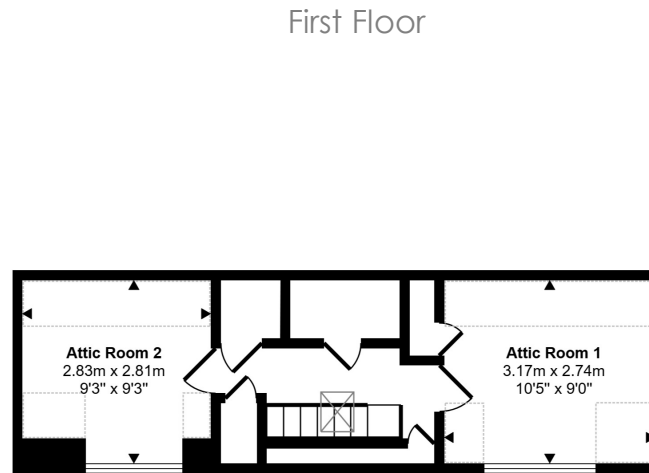
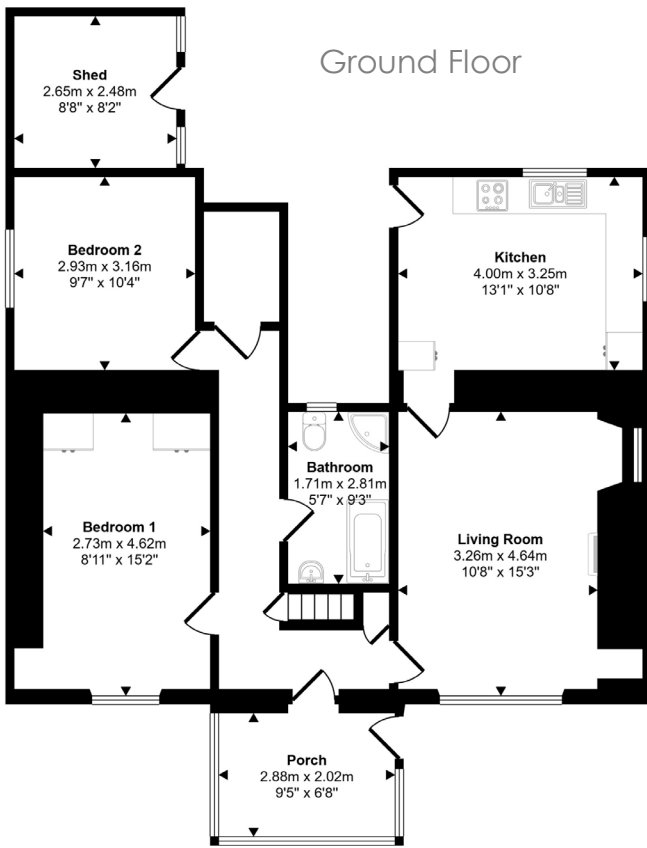
LOCATION

St Mary's, Holm has school buses to the St Andrew's Primary School and Kirkwall Grammar School. There are also buses to Kirkwall, Stromness and St Margaret's Hope.

St Mary's is a peaceful and well-regarded area within the parish of Holm, offering a tranquil rural setting while remaining conveniently close to Kirkwall. Surrounded by open countryside and coastal scenery, the area enjoys a strong sense of community and an attractive balance of privacy and accessibility.

/// What3words : /////visitors.founders.kiosk





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Viewing

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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 Mains Electricity Mains Drainage Broadband Speed – 80Mbps Mobile Network – Vodafone, EE, O2	Band B	Band D	Flexible

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- 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.