



Arrowhouse

 **LOWS**

Dounby, KW17 2HT

 4 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Arrowhouse is a substantial traditional stone property offering an exceptional degree of flexibility for those seeking a distinctive home with scope for business, studio or workspace use. Its prominent double-fronted façade opens into a remarkably spacious interior, blending generous domestic accommodation with commercial potential. Part of the ground-floor rooms remain registered for commercial use, making the property ideal for anyone wishing to retain a live-work arrangement or explore new entrepreneurial opportunities within the village.

KEY FEATURES

- 4 bedrooms, 3 with either built-in or fitted wardrobes
- Air source and storage heating
- Large kitchen-dining area
- Wet room style shower room and separate WC
- Shop space giving business opportunities
- Large enclosed garden space with shed
- Parking for up to 8 cars
- Village centre location
- Dounby Primary and Stromness Academy school catchment area



Offers Over £250,000

The ground floor unfolds through a welcoming entrance hall into a bright and comfortable living room, where a timber staircase and feature alcove shelving add both character and practicality. The kitchen is equipped with extensive timber cabinetry, plentiful work surfaces and a sociable breakfast bar that opens back into the dining space.

To the front of the house, the two commercial rooms offer enormous versatility. Large windows allow excellent natural light, and each has its own external entrance to the paved frontage. These rooms could continue as business premises or be adapted for hobbies, studio use or additional living space, subject to the necessary consents.

Practical needs are well catered for on the ground floor. A utility room with garden access offers space for appliances and a deep sink, useful for outdoor tasks or laundry, and a ground-floor shower room/wet room ensures excellent convenience.

The first floor provides three bedrooms, comprising two comfortable doubles with built-in wardrobes and a further single room suited to use as a nursery, dressing room or home office. A WC with wash-hand basin completes the upper accommodation.

Outside, the rear garden offers an enclosed and sheltered space with lawn, patio and room for planting, play or outdoor seating. The broad stone frontage to the road provides generous space for parking up to 8 cars and easy access to the commercial entrances including side access.

EXTRAS

Floor, window coverings and garden shed are included in the sale price.





Arrowhouse

LOCATION

Arrowhouse is situated in the centre of Dounby, a well-served village offering essential amenities including local shops, a primary school and a medical centre, providing everyday convenience within easy walking distance. The village enjoys a peaceful rural setting while remaining comfortably accessible to the larger towns of Stromness and Kirkwall, offering wider services and transport links. The surrounding West Mainland landscape is known for its open countryside, lochs and nearby nature reserves, giving residents a strong sense of Orkney's natural beauty.

/// What3words : ///thud.asset.debater



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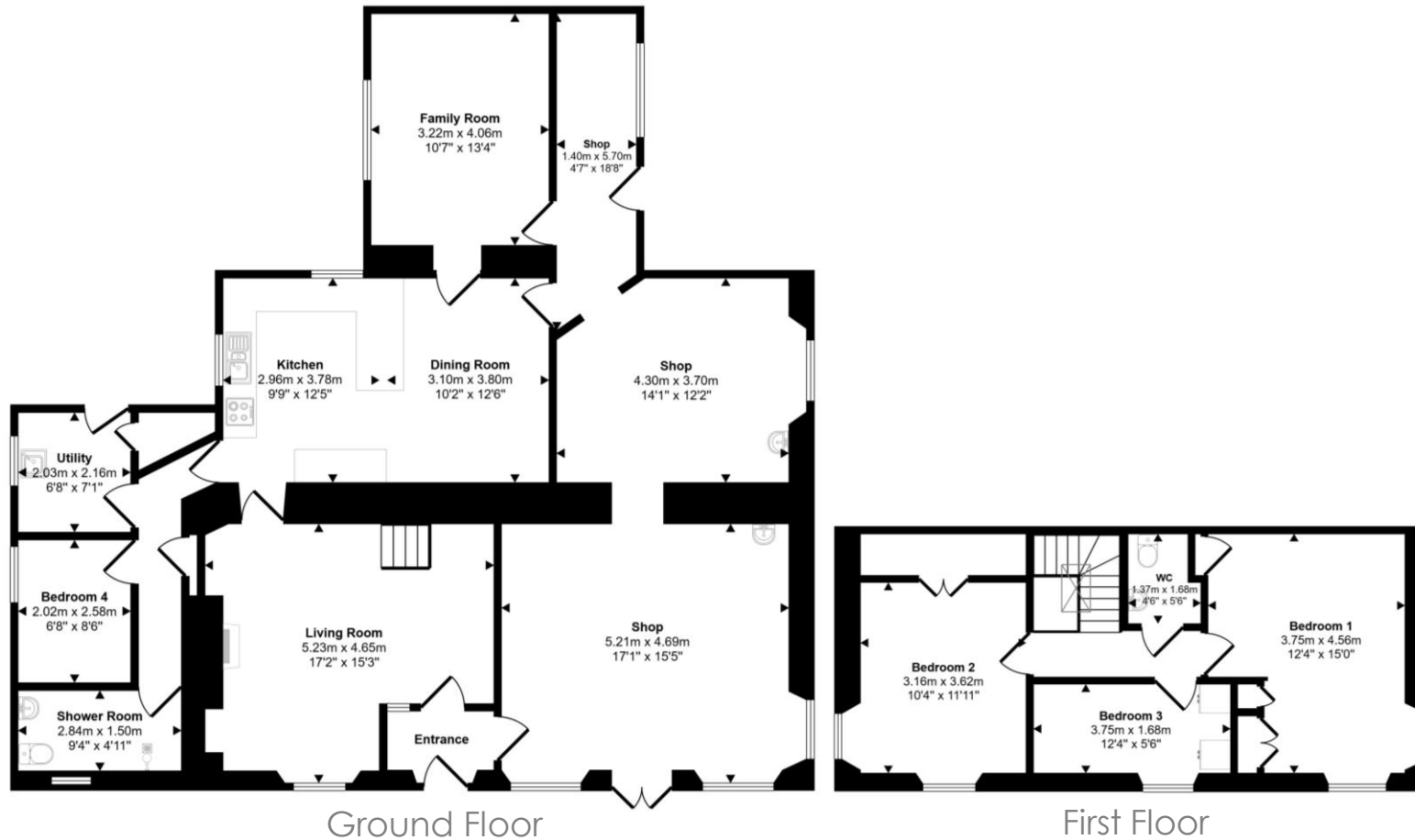


Viewing

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.



Ground Floor

First Floor

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 1800Mbps Mobile Network – Vodafone, EE, O2	Band C	N/A	Flexible