



Mearon

(extending to 1.53 acres or thereby)



Birsay, KW17 2LS

 2 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Mearon is a charming and characterful two-bedroom detached cottage set within approximately 1.53 acres in the picturesque parish of Birsay. Enjoying beautiful sea views and an idyllic rural setting, the property offers a peaceful lifestyle within easy reach of local heritage sites and scenic coastal walks.

KEY FEATURES

- uPVC double glazed windows
- Oil central heating
- Bright and spacious living room with oil-fired stove
- Conservatory glazed on three sides with door to garden
- Shower room and WC
- Garage and various outbuildings including a former cottage within a walled garden
- Beautiful sea views
- School catchment area for Dounby Primary School and Stromness Academy

EXTRAS

All floor coverings and cooker are included in the sale price.



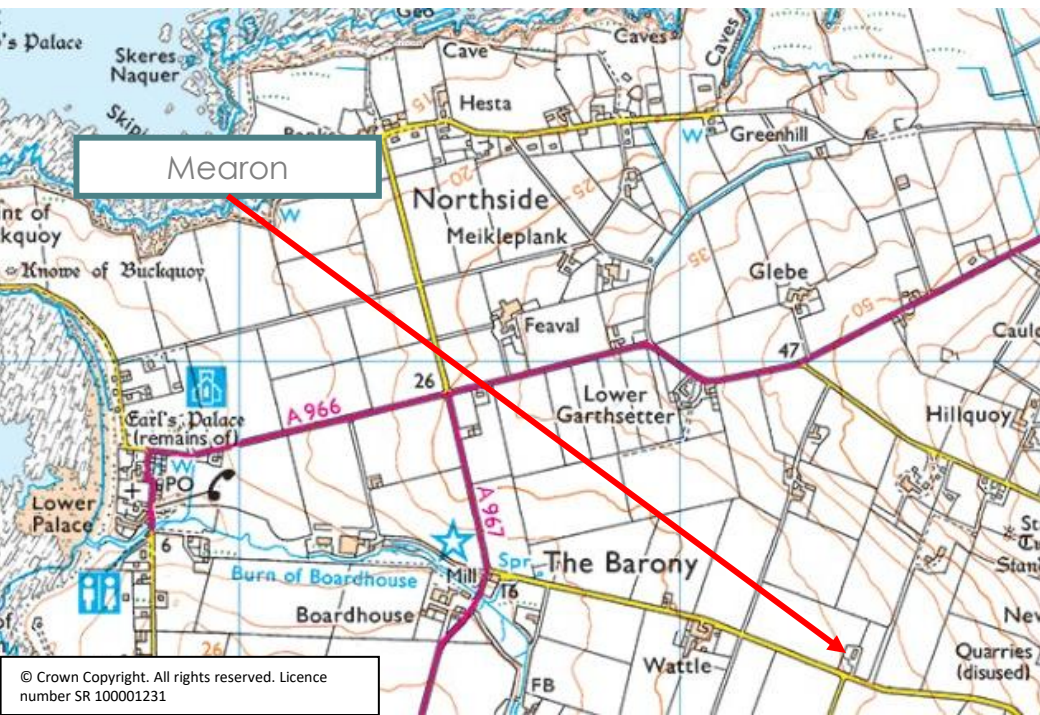
Offers Over £195,000

The cottage is warmly presented, featuring UPVC double-glazed windows and oil central heating. The bright and spacious living room, fitted with an oil-fired stove on a slate hearth, creates a welcoming focal point for the home. The kitchen/diner provides ample space for a table and chairs and offers direct access to the conservatory, which is glazed on three sides and enjoys lovely views towards the Broch of Birsay—a perfect spot to relax and take in the surrounding landscape.

Accommodation also includes two double bedrooms, a shower room with WC, and a utility room.

Externally, Mearon benefits from a garage and several useful outbuildings, including a former cottage set within its own walled garden. This building may offer exciting potential for conversion, subject to the necessary consents. The extensive grounds provide generous garden areas and plenty of space for hobby farming, gardening, or simply enjoying the tranquillity of this sought-after location.





LOCATION

Mearon is located in the peaceful rural parish of Birsay, an area renowned for its striking coastal scenery, rich wildlife, and exceptional archaeological heritage. Birsay offers the perfect balance of tranquility and convenience. The local shop, post office and community facilities are just a short drive away, while the larger village of Dounby—with its supermarket, primary school, medical practice, pharmacy and other amenities—is within easy reach. The main town of Kirkwall, with secondary schooling, supermarkets, the airport and ferry services, is also readily accessible by road.

/// What3words : ///farm.skies.straddled



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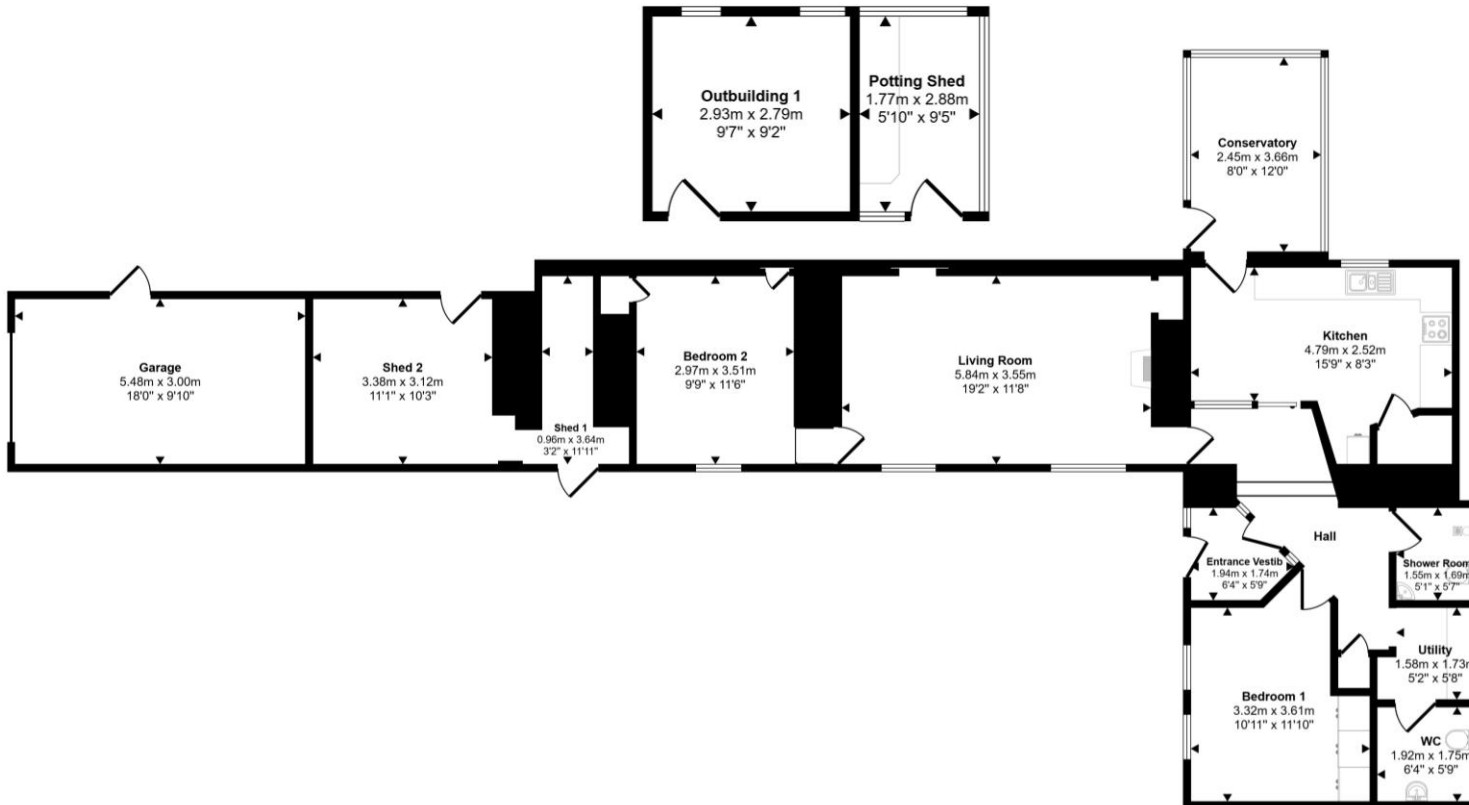


Viewing

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.



Services	Council Tax / Rating	EPC Rating	Date of Entry
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