



# Headgoe



Shapinsay, Balfour, KW17 2EB

 3 Bed

 1 Bath

 1 Public



## TAKE A LOOK INSIDE

Headgoe is a characterful former farmhouse set in a striking coastal position on the island of Shapinsay, offering expansive views across open fields and shoreline. Approached through a traditional farmyard setting with stone outbuildings, the property combines rustic charm with spacious interiors and a peaceful sense of seclusion.

## KEY FEATURES

- Former 3-bedroom farmhouse full of character
- uPVC double glazed windows
- Oil central heating
- Modern fitted kitchen with integrated appliances
- Spacious living room with solid fuel stove
- 3 double sized bedrooms
- Stunning coastal views
- Large inter-connecting outbuilding
- Pedestrian access from the property to the shore via gates



## EXTRAS

Floor coverings included in the sale price. Some additional items such as curtains, white goods and furniture may be available by separate negotiation.

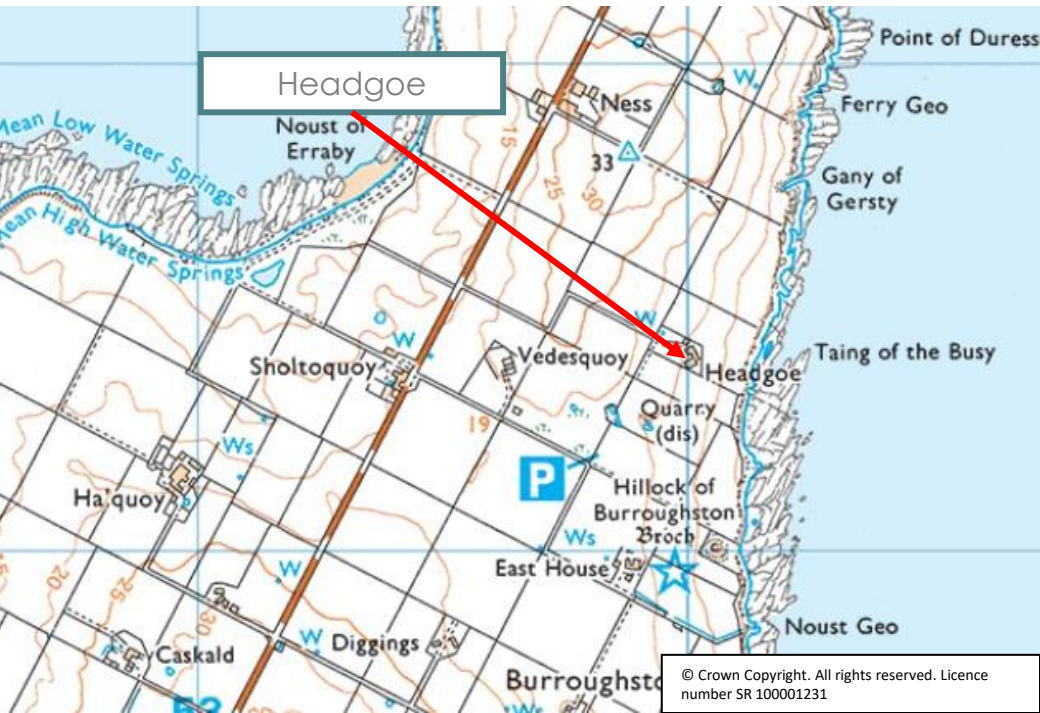
Offers Over £265,000

The ground floor centres around a bright and welcoming kitchen and dining room, where modern cabinetry, vinyl effect wooden flooring and generous natural light create a warm atmosphere. There is a cosy living room featuring a traditional fireplace with a solid-fuel stove and windows overlooking the surrounding landscape. Two comfortable ground-floor bedrooms sit off the main hall, while a further studio or hobby room provides valuable flexible space ideal for creative work, crafts or home working. A family bathroom serves the level, and a utility room with original stone flooring offers practical storage and a useful area for laundry and outdoor clothing.

The first floor opens into a large, light-filled studio or hobby room with Velux windows that draw in natural daylight throughout the day, making it an inspiring and adaptable upper-level workspace. A peaceful double bedroom lies beyond, set beneath gentle ceiling slopes and offering a quiet retreat from the main living areas.

Outside, Headgoe is accompanied by a traditional stone outbuilding that stand around the central farmyard. These provide excellent storage, workshop potential and future scope for adaptation, subject to the necessary consents.





## LOCATION

Headgoe enjoys a peaceful and picturesque setting on the island of Shapinsay, one of Orkney's most scenic and unspoilt communities. The property sits a short distance from the village of Balfour, where the island's ferry service connects regularly to Kirkwall, making travel to the mainland both convenient and dependable. The surrounding landscape is defined by open farmland, rolling fields and sweeping coastal views, giving the area a strong sense of space, tranquillity and natural beauty.

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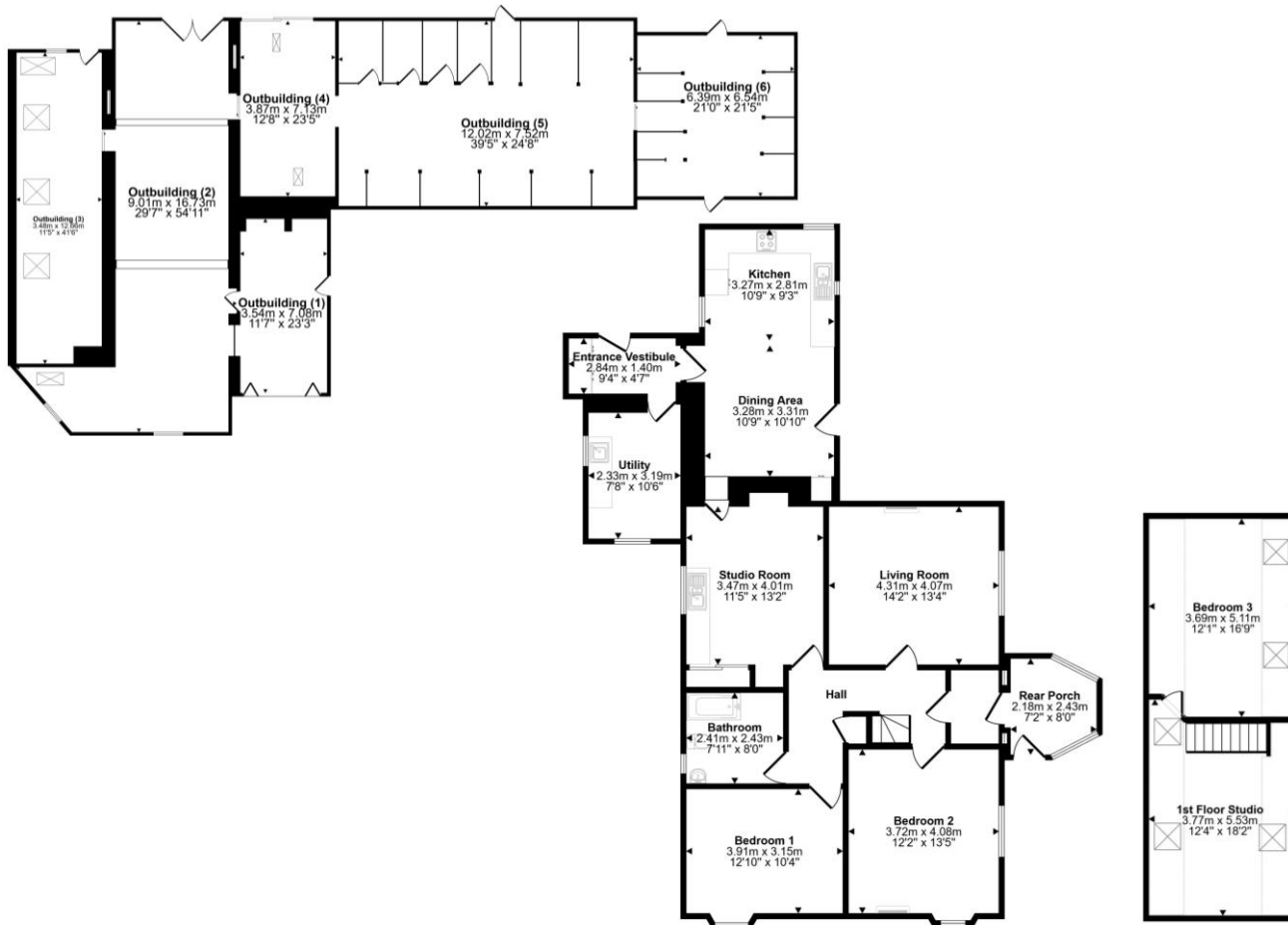


Viewing

For an appointment to view please contact Lows on 01856 873151 or [enquiries@lowsorkney.co.uk](mailto:enquiries@lowsorkney.co.uk)



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



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