



Harbour View



Shapinsay, KW17 2DZ

 5 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Harbour view is a striking detached residence enjoying beautiful sea views. The generous accommodation includes five bedrooms (one with ensuite shower room), a living room, two kitchen/diners, a family bathroom and separate WC. One of the first floor bedrooms has been used as a second living room, the whole property is therefore well suited to modern family living or multi-generational use. The property also benefits from an integral garage, two substantial workshops and a variety of outbuildings.

KEY FEATURES

- UPVC double glazed windows
- Oil central heating (radiators)
- 5 double bedrooms, one of which is ensuite
- Bright dual aspect living room
- 2 kitchen/diners
- Integral garage, 2 large workshops and various outbuildings
- Private driveway with parking for several vehicles
- Sheltered walled kitchen garden
- Hosted wind turbine providing free electricity (Lease to 2037)
- Shapinsay Primary School and Kirkwall Grammar School catchment area

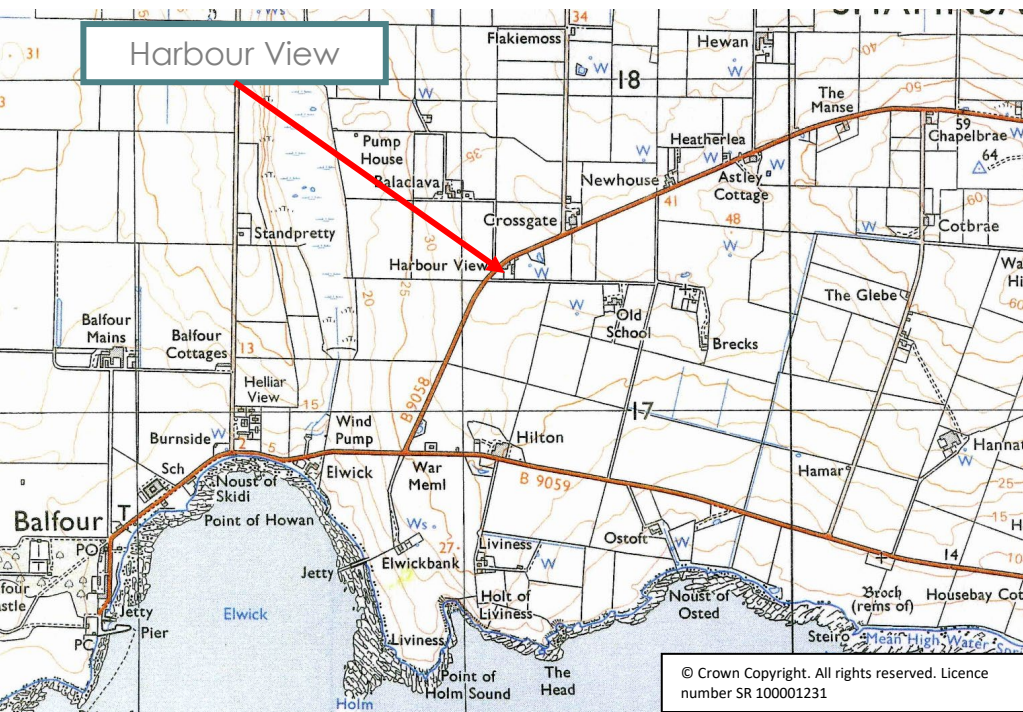
Offers Over £250,000

Harbour View is a striking detached residence with a unique heritage, originally built and serving as the Shapinsay school until 1970, it then housed a boatbuilding business and now offers a rare opportunity to acquire a distinctive island home. Set in an elevated position, the property enjoys captivating sea views and a wonderful sense of privacy. The generous and versatile accommodation includes five well-proportioned bedrooms, one with en-suite facilities, a bright dual-aspect living room, two spacious kitchen/dining areas, a family bathroom, and a separate WC—perfectly suited to modern family living or multi-generational use. Complementing the main house are an integral garage and two substantial workshops, one previously utilised as a boatshed, offering excellent potential for storage, creative pursuits, or business use (subject to the necessary consents). The surrounding grounds are equally appealing, featuring a sheltered walled kitchen garden, a range of practical outbuildings, and a large private driveway with ample parking. While some renovation would enhance the property, Harbour View presents an exceptional opportunity to create a truly characterful and stylish home in a beautiful island setting.

EXTRAS

Floor and window coverings are included in the sale price.





LOCATION

Shapinsay is one of Orkney’s most picturesque and welcoming islands, offering a peaceful rural lifestyle within easy reach of mainland amenities. Just a short ferry journey from Kirkwall, the island combines natural beauty with a strong sense of community, making it an attractive choice for those seeking tranquility without isolation.

Known for its rich heritage, rolling farmland, and spectacular coastal scenery, Shapinsay provides an idyllic backdrop for walking, wildlife watching, and outdoor pursuits. The island is home to the striking Balfour Castle, beautiful beaches, and a well-served village with a primary school, community facilities, and local shop.

With its blend of scenic landscapes, friendly atmosphere, and convenient transport links, Shapinsay offers a rare opportunity to enjoy island living at its most accessible and rewarding.

/// What3words : ///hobbies.rollover.hike



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

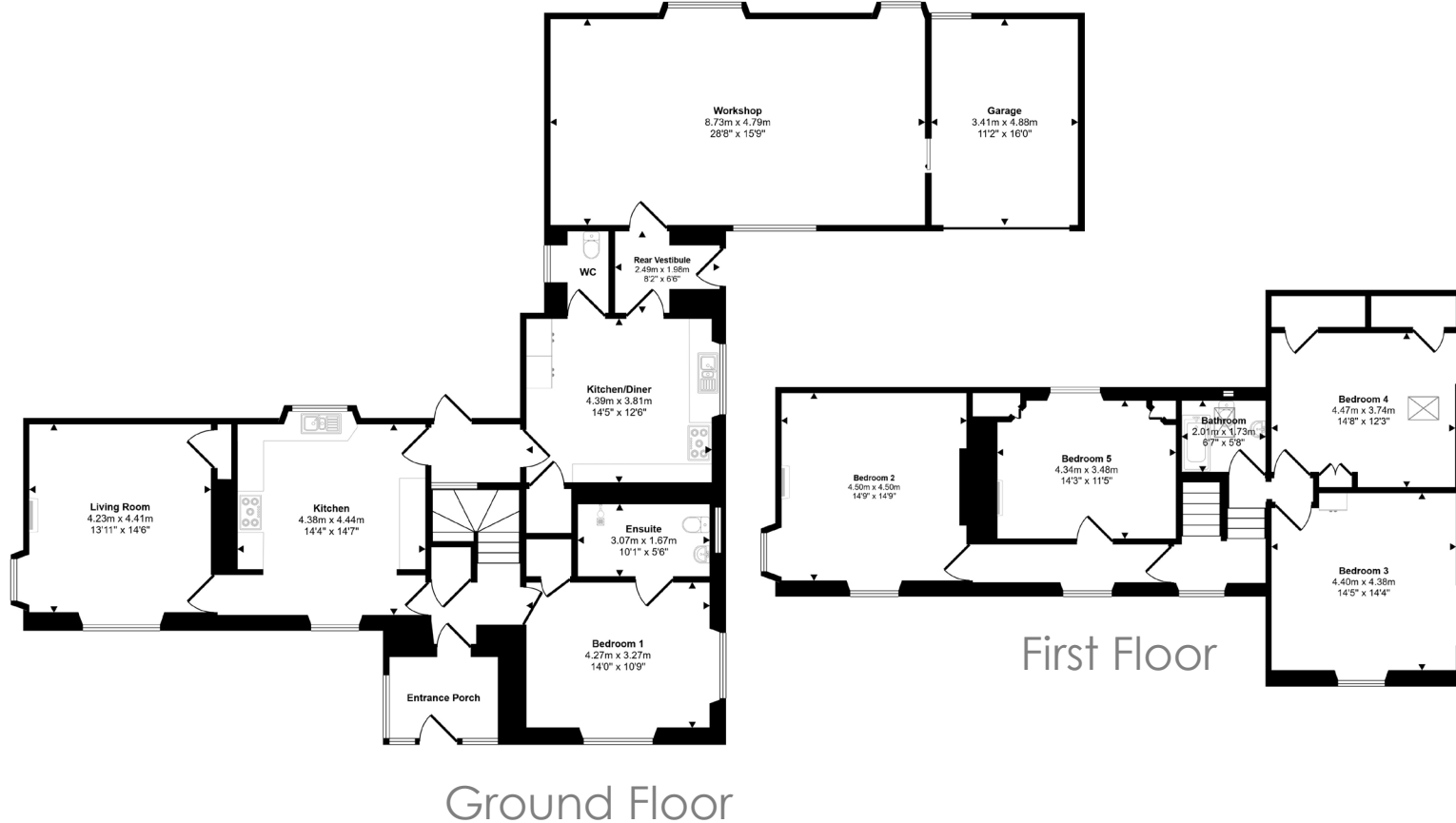


Viewing

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
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – EE, O2, Three	Band C	Band F	Flexible