



Denbigh



Stoneyhill Road, Harray, KW17 2JS



3-4 Bed



3 Bath



1 Public



TAKE A LOOK INSIDE

Denbigh is a well presented 3-4 bedroom detached dwelling set back from the Stoneyhill Road in Harray with views towards the Harray Loch and over surrounding countryside.

The spacious family home offers a high standard of accommodation throughout and has a large garden, patio, polycrub, garden shed and garage.

There is also a field extending to 14.6 acres or thereby available by separate negotiation.

KEY FEATURES

- UPVC framed double glazed windows and doors
- Air to water central heating with under floor on the ground floor and radiators on the first floor
- Modern kitchen/diner with integral appliances, space for table and chairs and patio doors
- Spacious living room with dual aspect
- Utility room with integral fridge, plumbing for washing machine and space for tumble dryer
- Shower room and bedroom 4/office/snug on ground floor
- Master bedroom with dressing room and en-suite
- 2 further bedrooms and a family bathroom with separate bath and shower cubicle
- Garage with electric door, polycrub, garden shed, patio and large garden to lawn
- Field to rear extending to 14.6 acres with access from the Grimeston Road, available by separate negotiation for offers over £70,000

Offers Over £350,000 for house –
£25,000 Below Valuation
 Offers Over £70,000 for 14.6 acres

Set against the backdrop of Orkney's beautiful countryside, Denbigh is an exceptional 3-4 bedroom detached home enjoying views towards the Loch of Harray.

Thoughtfully designed for modern living, the property offers bright, spacious interiors, including a stylish kitchen/diner with doors to the garden and a welcoming dual aspect living space.

Outside, generous grounds provide space to relax, unwind and enjoy the local wildlife, with a patio, polycrub and expansive lawn, while the opportunity to acquire a 14.6 acre field adds real appeal for those seeking a lifestyle change or smallholding potential.

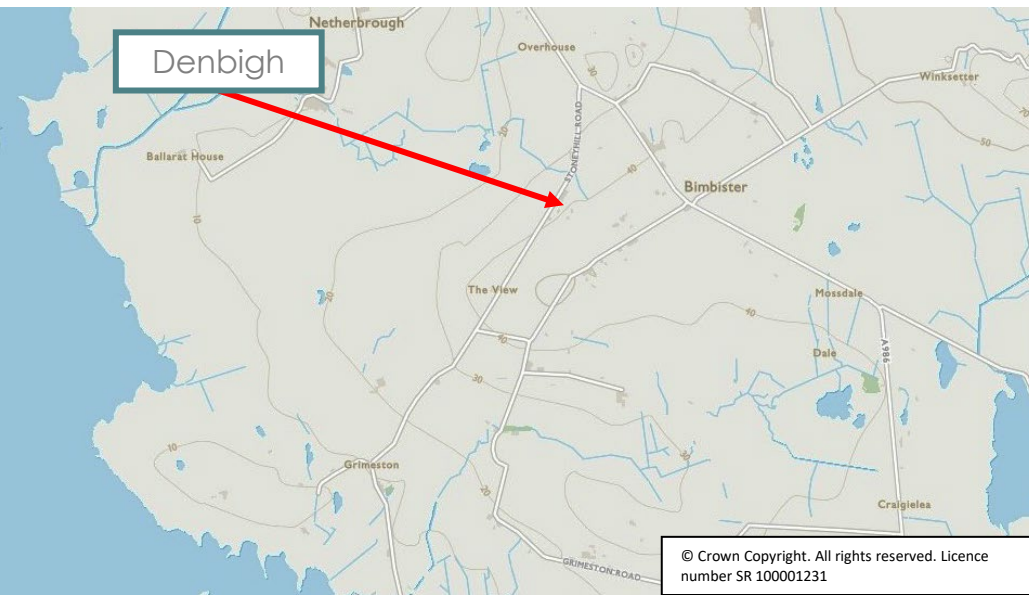
A rare opportunity to enjoy space, privacy and contemporary comfort in one of Orkney's most scenic locations, all within easy reach of Dounby and local amenities.

EXTRAS

Floor coverings, blinds and fridge/freezer are included in the sale price. Some white goods may be available by separate negotiation.







LOCATION

Denbigh enjoys a beautiful position set back off the Stoneyhill Road with views across the countryside towards the Harray Loch. The village of Dounby is only a few miles away and has a range of local amenities including a primary school, shop, doctors' surgery and post office.



What3words : [///subsystem.soup.delight](https://www.what3words.com/#!/subsystem.soup.delight)





Thinking about selling?

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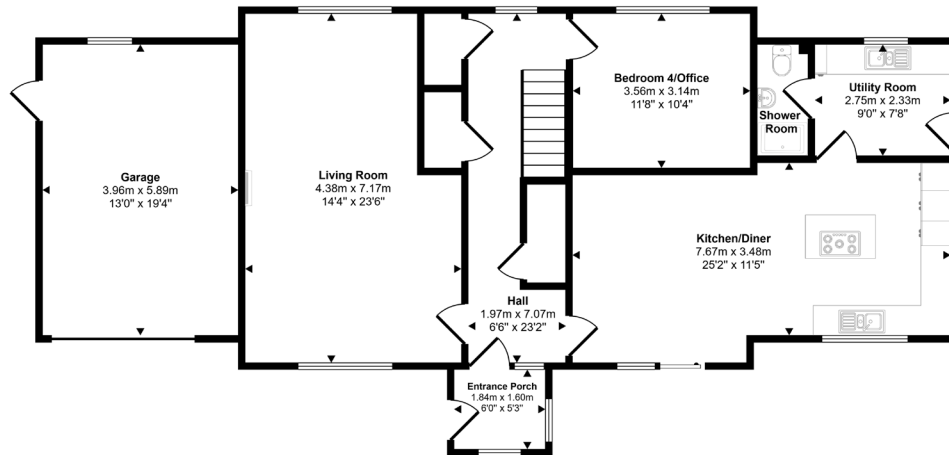
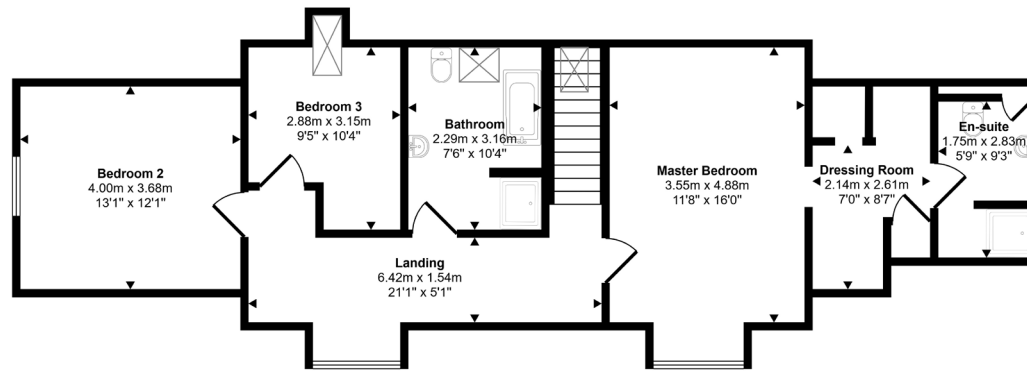


Viewing

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
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 24Mbps Mobile Network – Vodafone, O2, EE & 3	E	C	Flexible

www.lowsorkney.co.uk

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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.