



Garso No.1



North Ronaldsay, KW17 2BG

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Set within a stunning and unspoilt coastal location on the island of North Ronaldsay, Garso No. 1 offers a rare opportunity to acquire a registered croft with charming stone built three-bedroom home and approximately 29.38 acres of croft land, together with a range of outbuildings and a substantial multi-purpose shed. Enjoying an enviable setting with far-reaching views across open countryside and towards the coast, the property provides a peaceful and scenic environment, ideal for those seeking a rural lifestyle, smallholding potential, or a tranquil island retreat.

KEY FEATURES

- 3 double bedrooms and a box room/office
- Cosy living room with traditional stove
- Kitchen equipped with modern style wall and base cupboards
- Oil central heating and uPVC double glazed windows
- Various outbuildings along with approximately 29.38 acres of registered croft land
- Large multi-purpose shed
- School catchment area for North Ronaldsay Primary School and Kirkwall Grammar School

EXTRAS

Garso No.1 will be sold partially furnished, and with some contents remaining in the outbuildings.



Offers Over £120,000

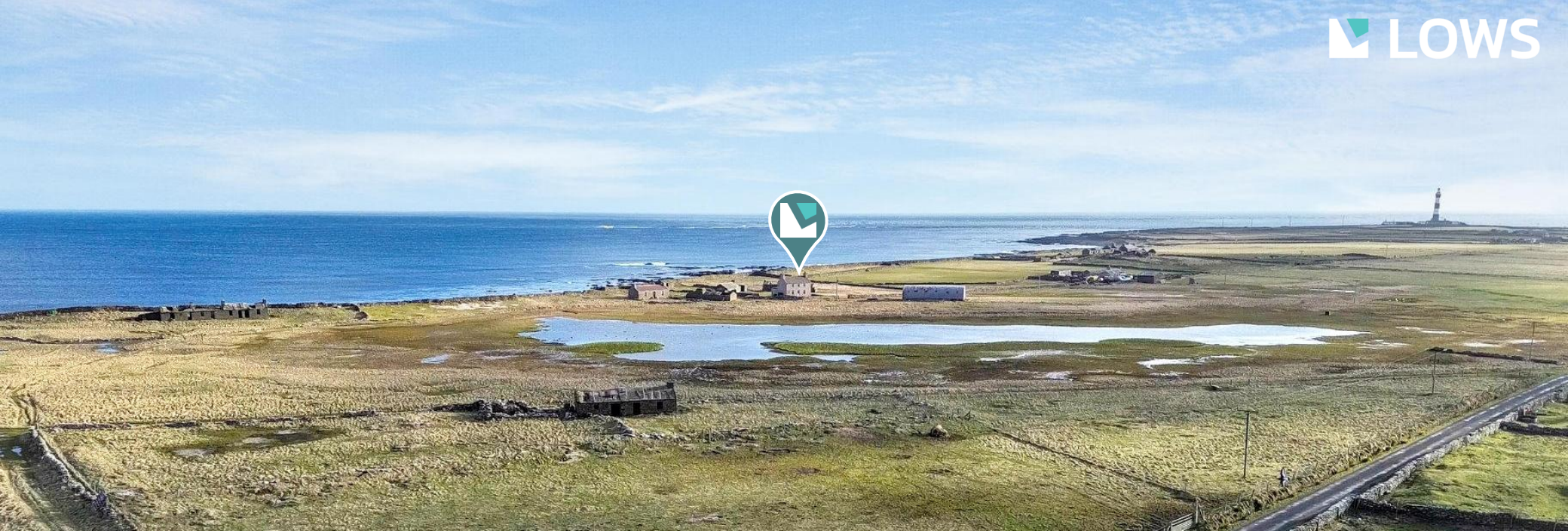
The accommodation is well-proportioned and filled with natural light. The kitchen is fitted with a range of modern wall and base units, offering ample worktop space and a practical layout for everyday living. The cosy living room, complete with wooden flooring and a traditional stove, creates a warm and inviting space to relax. The property comprises three double bedrooms, including a particularly spacious principal bedroom with dual aspect windows. One bedroom benefits from a built-in wardrobe, while a separate box room offers flexibility for use as a home office, study or nursery. The bathroom is fitted with a three-piece suite, including a shower over the bath.

Externally, a standout feature is the 29.38 acres of croft land split across various plots, offering excellent potential for grazing, cultivation or lifestyle use. A collection of traditional stone outbuildings adds character and further potential (subject to appropriate consents), while the large agricultural shed provides extensive storage or workshop space with vehicular access.

An enclosed garden bordered by traditional stone dykes offers a sheltered outdoor area, complementing the wider grounds and capturing the beauty of the surrounding landscape.







Garso No.1

LOCATION

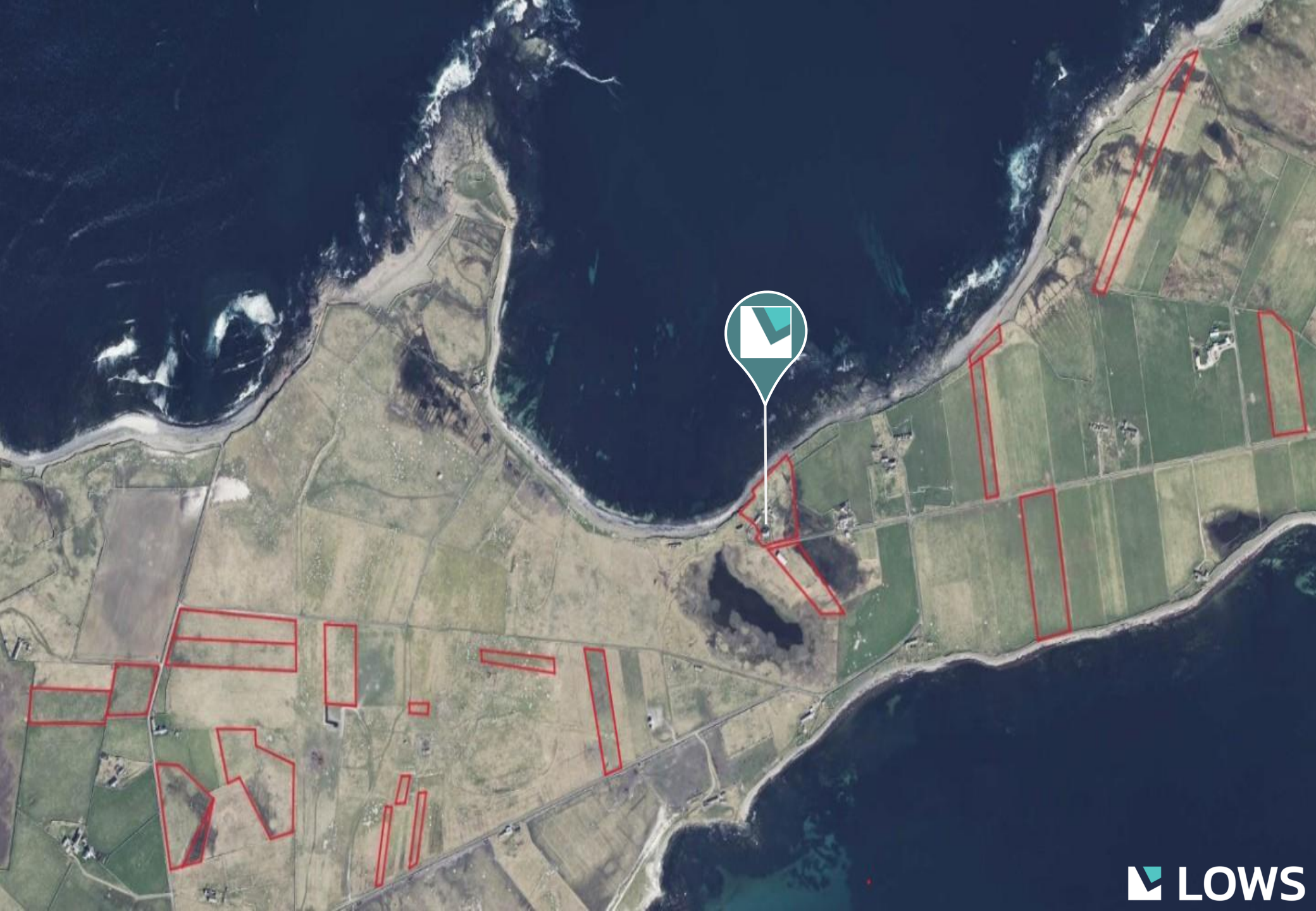
Garso No.1 is situated on the island of North Ronaldsay, the most northerly of the Orkney Isles, renowned for its unspoilt landscapes, abundant wildlife, and strong sense of community.

The island offers a truly peaceful and idyllic setting, with dramatic coastal scenery, open farmland, and a slower pace of life that is increasingly sought after. North Ronaldsay is particularly famous for its unique coastline, historic dry-stone sheep dyke, and thriving birdlife, making it an attractive destination for nature enthusiasts and those seeking outdoor pursuits.

Despite its rural setting, the island is supported by a close-knit community and benefits from essential local amenities including a shop, primary school, post office facilities, and regular ferry and air links to mainland Orkney, providing access to a wider range of services in Kirkwall.

/// What3words ///impaled.boosted.spurring





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.

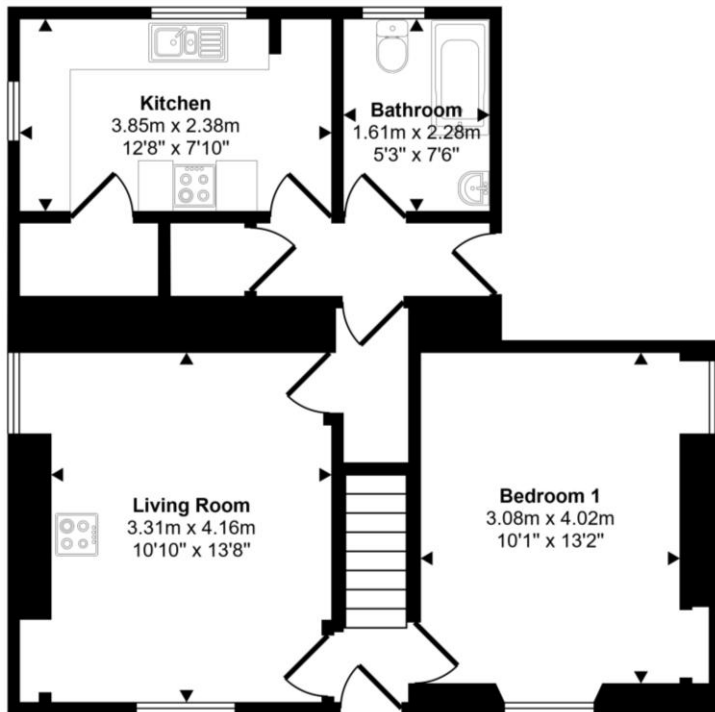


Viewing

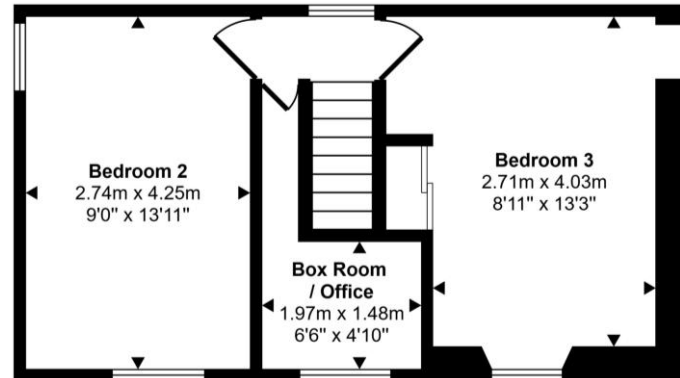
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor
Approx 56 sq m / 608 sq ft



First Floor
Approx 35 sq m / 372 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 7 Mbps Mobile Network – Vodafone, EE, O2, 3	Band A	TBC	Flexible