



Kierfield House & Cottages



Sandwich, KW16 3JE



7-9 Bed



5 Bath



4-6 Public



OVERVIEW

Kierfield House is an exceptional Victorian country residence set within approximately 2 acres of mature gardens and productive grounds, accompanied by two established and beautifully presented holiday cottages. Combining a sensitively restored period home with income-generating accommodation, outstanding views, a remarkable sheltered walled garden, extensive undercover growing space and versatile outbuildings, the property offers a rare opportunity to acquire a distinctive lifestyle property in one of Orkney's most sought-after locations

KEY FEATURES

- Beautifully restored Victorian dower house
- Stunning, panoramic views across the Lochs of Harray and Skail to the Hoy Hills
- Two established holiday cottages with loyal repeat clientele, 95% occupancy during the current five-month letting season
- 2 acres, or thereby, of gardens and grounds, including an exceptional walled garden and polytunnels
- Located on the edge of Orkney's UNESCO World Heritage landscape
- Close to Skail Bay and Skara Brae, and just 10 minutes from Stromness
- Flexible accommodation with income-generating and multi-generational living potential





TAKE A LOOK INSIDE KIERFIELD HOUSE

Kierfield House is a truly exceptional 5 bedroom period residence, beautifully restored with great care and attention to detail. Retaining an abundance of original architectural features, including ornate corning, architraves, skirtings, window shutters, fireplaces and a magnificent staircase, the property has been sympathetically returned to its original floorplan and enhanced throughout with a tasteful Farrow & Ball colour palette. The impressive scale of the accommodation, combined with breathtaking open views from every window, creates a home of remarkable character and elegance. Offering both grandeur and comfort, Kierfield House presents a rare opportunity to own and enjoy one of Orkney's most distinguished homes.

KEY FEATURES

- Beautifully restored Victorian interiors with many original period features
- Far-reaching views across the surrounding countryside
- Elegant living room and dining room
- Spacious kitchen designed for modern family living
- Flexible five-bedroom accommodation
- Bathroom, shower room and separate WC
- Oil-fired central heating
- Mostly sash and case double glazed windows
- Dounby Primary School and Stromness Academy catchment area



Offers Over £950,000

KIERFIELD HOUSE HISTORY

Built in 1850 by William Watt, the 8th Laird of the Breckness Estate, Kierfield House was created as the dower house to nearby Skail House and subsequently became Watt's own residence.

The substantial stone walls surrounding the garden were built at the same time as the house, creating a remarkable sheltered microclimate. Over the following 175 years, the gardens have evolved into one of Kierfield's defining features, combining ornamental planting, productive growing areas and year-round interest. The mature design emphasises structure, resilience and ease of maintenance, creating a garden that is both beautiful and practical.

EXTRAS

Floor coverings and blinds are included in the sale price. Some additional items may be available by separate negotiation.





KIERFIELD HOUSE





KIERFIELD HOUSE



GARDEN COTTAGE

Garden Cottage is an attractive and beautifully presented two-bedroom dwelling included in the sale of Kierfield House. Currently operating as successful holiday accommodation, the cottage offers bright, stylish and comfortable living throughout. The ground floor comprises a spacious open-plan living, dining and kitchen area, together with a convenient WC, while the upper floor features two well-proportioned double bedrooms and a contemporary shower room. Enjoying its own lawned garden area to the front, Garden Cottage provides a charming and private retreat for guests. Whether continued as a holiday let to generate additional income or utilised as accommodation for extended family, guests or multigenerational living, it represents a versatile and valuable addition to the property.

EXTRAS

Floor coverings, blinds and all furniture, with the exception of the artwork and the two chairs in the sitting area, are included in the sale price.



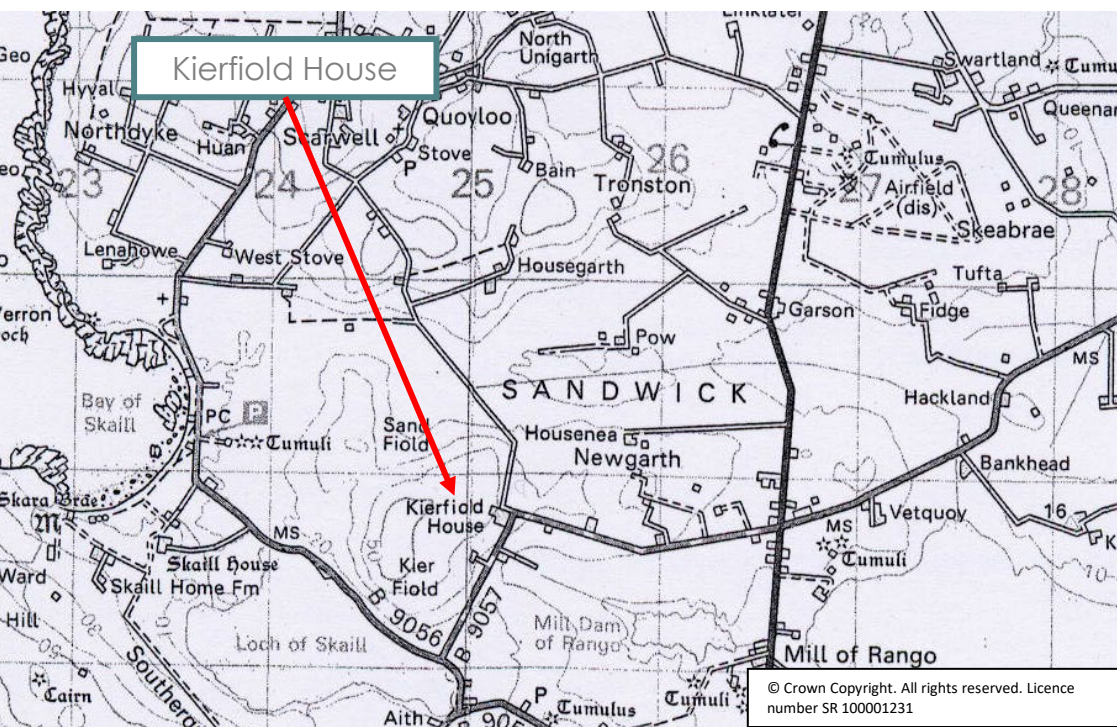
PADDOCK COTTAGE

Paddock Cottage is a charming and beautifully presented two-bedroom cottage, included as part of the sale of Kierfield House. Currently operated as successful short-term holiday accommodation, the property combines character, comfort and versatility, making it an attractive proposition for a range of purchasers. The accommodation comprises a bright and welcoming open-plan living and dining room centred around a cosy log-burning stove, a well-appointed kitchen, and a shower room on the ground floor. Upstairs, there are two generous bedrooms and a family bathroom. Tastefully decorated throughout, the cottage enjoys a light and airy atmosphere and benefits from its own private lawned garden area to the rear, providing an ideal space for relaxation. Whether retained as a holiday let to generate supplementary income or utilised as accommodation for extended family, guests or multigenerational living, Paddock Cottage offers exceptional flexibility and value.

EXTRAS

Floor coverings, blinds and all furniture are included in the sale price.





LOCATION

Situated in Sandwick on Orkney's West Mainland, surrounded by rolling countryside and enjoying far-reaching views over the Harray Loch, the property offers a rare combination of tranquillity, natural beauty and historical significance.

The area is renowned as the centre of Orkney's UNESCO-designated Neolithic Heart of Orkney World Heritage Site, with the internationally celebrated settlement of Skara Brae and the magnificent Bay of Skail located just over a mile away. Spectacular coastal scenery, including the cliffs of Yesnaby and miles of unspoilt shoreline, can be reached within a short drive, providing outstanding opportunities for walking, wildlife watching and outdoor pursuits.

/// What3words : ///jumpy.trip.tenure



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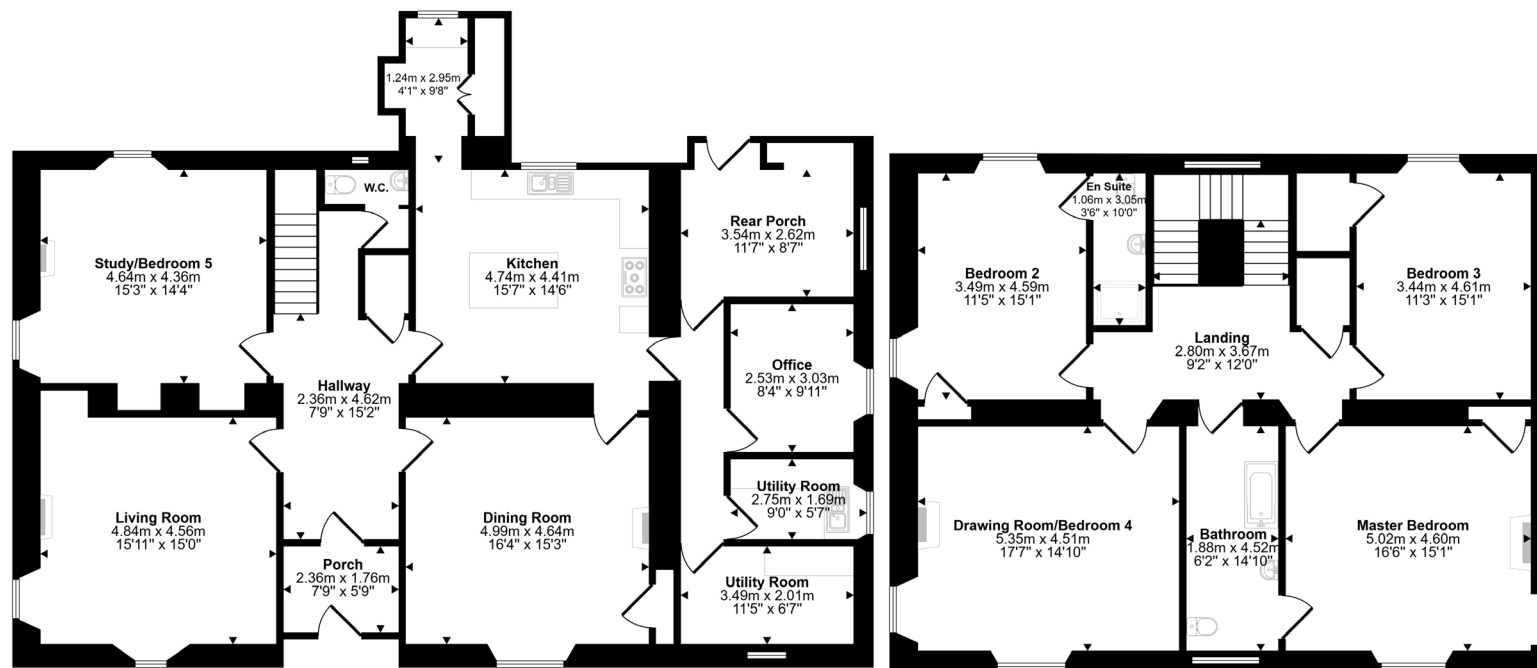


Viewing

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.



Kierfield House Ground Floor

Kierfield House First Floor

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, Vodafone Garden Cottage Rateable Value £3,700 Paddock Cottage Rateable Value £5,500	Band E	Kierfield House - Band E Garden Cott - Band D Paddock Cott - Band E	Flexible