



# Biggings, Harray

(37 acres or thereby), KW17 2JS



 3 Bed

 1 Bath

 2 Public



## TAKE A LOOK INSIDE

Biggings, Harray is a rare opportunity to acquire a traditional three-bedroom farmhouse set within approximately 37 acres of land, complete with a range of useful outbuildings. Occupying a truly picturesque setting, the site enjoys spectacular panoramic views across the Harray Loch towards the Hoy Hills and the iconic Ring of Brodgar, offering exceptional potential to create a stunning rural home.

## KEY FEATURES

- 3 bedrooms
- Large kitchen
- Dual aspect living room with open fire
- Family room/dining room with open fire
- Bathroom
- Utility room
- 37 acres or thereby of Region 1 agricultural land
- Range of traditional steading buildings and Nissan hut
- Stunning peaceful location with direct access to the Harray Loch and views to the Hoy Hills and Ring of Brodgar
- Dounby Primary School and Stromness Academy catchment area

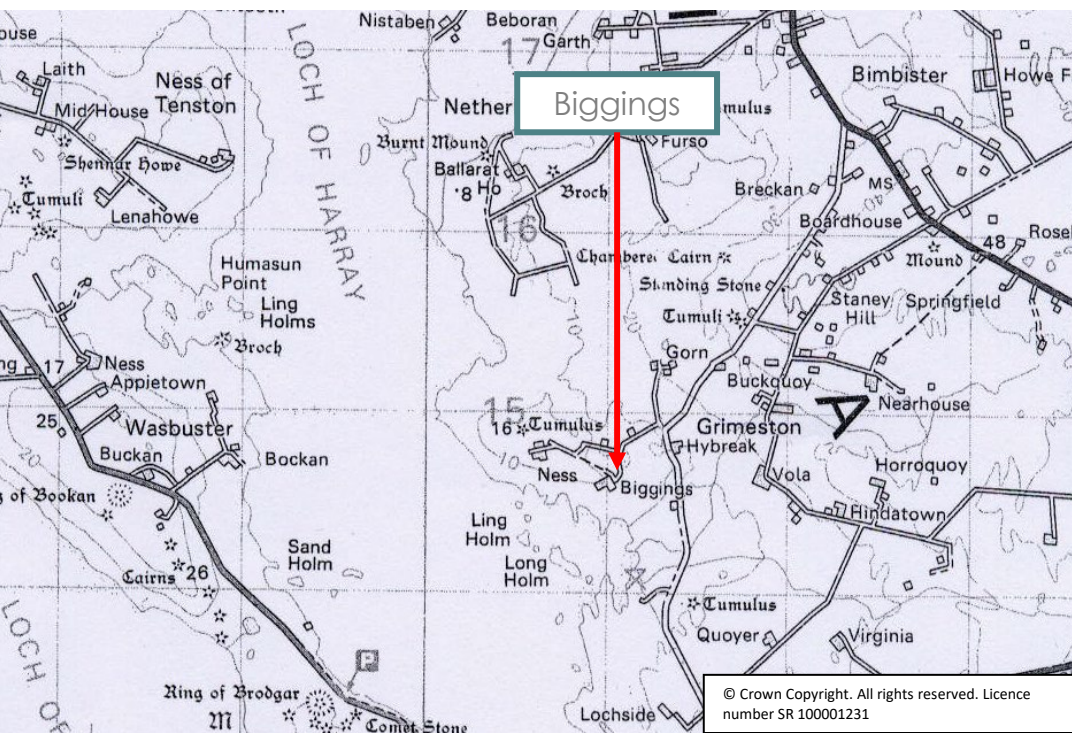


Offers Over £350,000

The farmhouse is set within an enclosed walled garden, enhanced by mature trees that provide character, shelter and privacy. Although the property now requires comprehensive renovation throughout, it presents an exciting opportunity for purchasers wishing to restore and reimagine a traditional Orcadian farmhouse to their own specification. The extensive landholding of 37 acres or thereby, together with the various outbuildings, offers considerable scope for agricultural, equestrian or lifestyle use, subject to any necessary consents.

One of the property's most appealing features is its direct access to the banks of the Harray Loch, renowned for its excellent trout fishing and outstanding natural beauty. The setting allows uninterrupted views across the Loch to the dramatic Hoy Hills and the internationally significant Ring of Brodgar, creating an exceptional backdrop throughout the seasons. The accommodation currently benefits from double-glazed timber-framed windows, a number of open fireplaces and electric storage heaters. While modernisation is required, Biggings offers immense potential to become a remarkable country residence in one of Orkney's most sought-after rural locations.





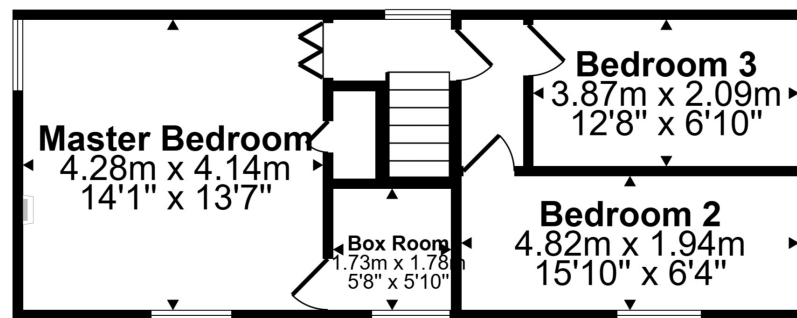
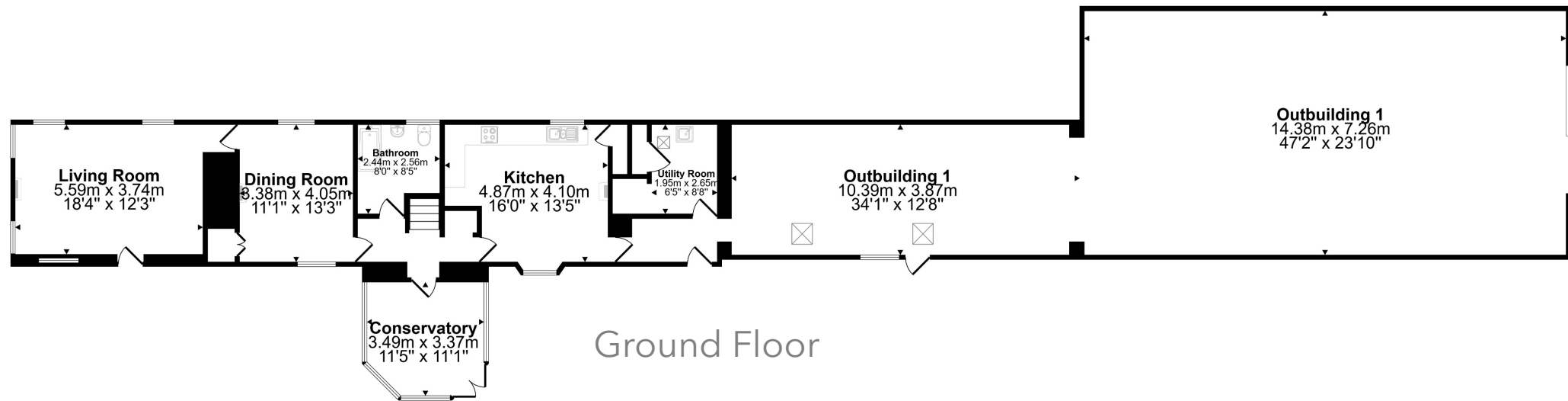
## LOCATION

Biggings is located in Harray in the West Mainland of Orkney. It enjoys a spectacular secluded location on the banks of the Harray Loch with views towards the Hoy Hills and the Ring of Brodgar.

Biggings is approximately 4.5 miles from Dounby, 7 miles from Stromness and 11 miles from Kirkwall.

/// What3words : ///edge.shielding.response









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