



Fjall & Raviehall Cottage



Birsay, KW17 2NA

Fjall

 3 Bed

 3 Bath

 1 Public

Raviehall Cottage

 3 Bed

 1 Bath

 1 Public



FJALL

Nestled within approximately 3.4 acres of peaceful countryside, Fjall is an exceptional three-bedroom detached family home offering a superb blend of modern comfort, equestrian facilities and versatile outbuildings, all set against a stunning rural backdrop in the heart of West Mainland Orkney.

The property enjoys a wonderful elevated position with far-reaching views across the surrounding countryside, creating a tranquil setting that perfectly complements the spacious accommodation and extensive grounds.

KEY FEATURES

- Exceptional three-bedroom detached family home
- Spacious and light-filled living room, featuring a cosy multi-fuel stove and magnificent countryside views
- Modern fitted kitchen/diner leading to separate utility room
- Three-double sized bedroom, one benefiting from an en-suite shower room
- uPVC double glazed windows and oil central heating
- Detached double garage featuring electric up-and-over doors
- Well-maintained sand school, extensive stable block with storage room, and an additional shed/garage fitted with electric up-and-over doors
- Substantial area of grazing land extending to approximately 2.3 acres
- Beautifully maintained grounds and delightful decking area together with a charming hot tub shed
- School catchment area for Dounby Primary School and Stromness Academy



EXTRAS

All floor and window coverings and white goods are included in the sale price. Some additional items, including the hot tub may be available by separate negotiation.

Offers Over £595,000 as a whole

Option to sell separately is available

Upon entering, a bright and welcoming hallway provides access to the ground floor accommodation. The heart of the home is the spacious and light-filled living room, featuring a cosy multi-fuel stove and magnificent countryside views. An open plan arrangement leads through to the contemporary kitchen/diner, creating an ideal space for family living and entertaining. A separate utility room provides additional practicality, while a convenient WC completes the ground floor accommodation.

Also located on the ground floor is a generous double bedroom benefitting from a stylish en-suite shower room, making it ideal for guests, multi-generational living or those seeking predominantly single-level accommodation.

The first floor comprises a further two spacious double bedrooms, a modern family bathroom and a useful storage cupboard.

Externally, Fjall offers an outstanding range of facilities and outbuildings rarely found on the market. A substantial detached double garage features electric up-and-over doors and provides excellent vehicle storage and workshop space.

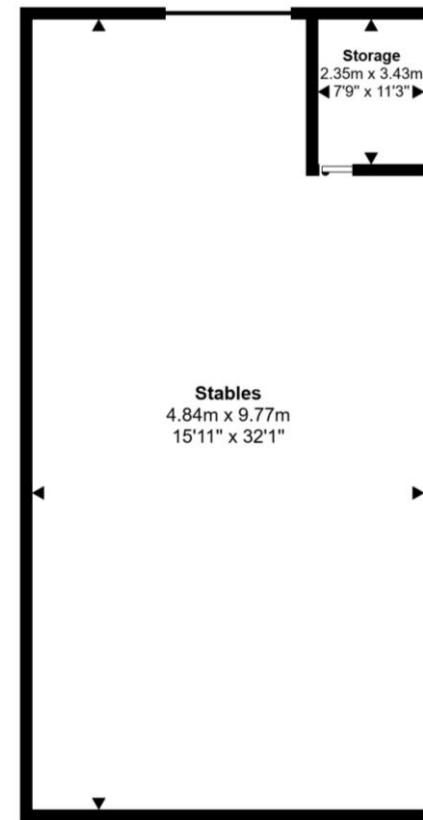
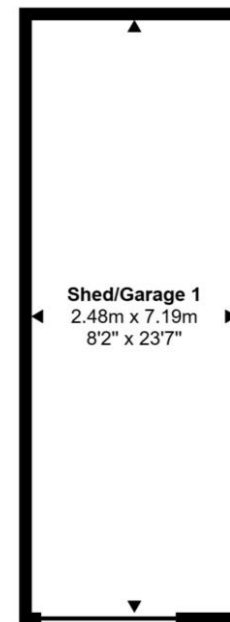
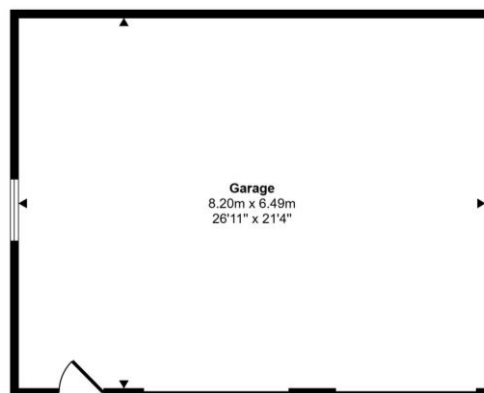
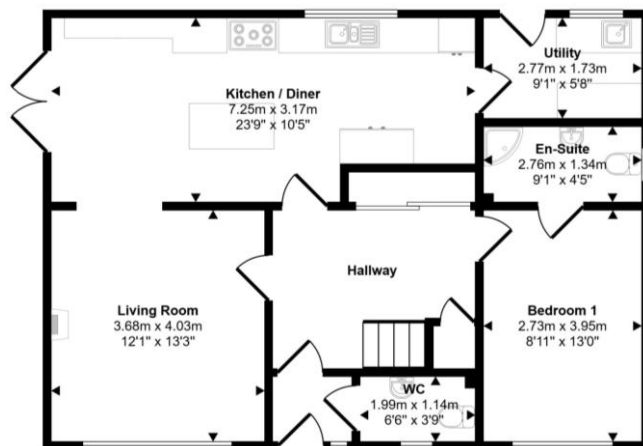
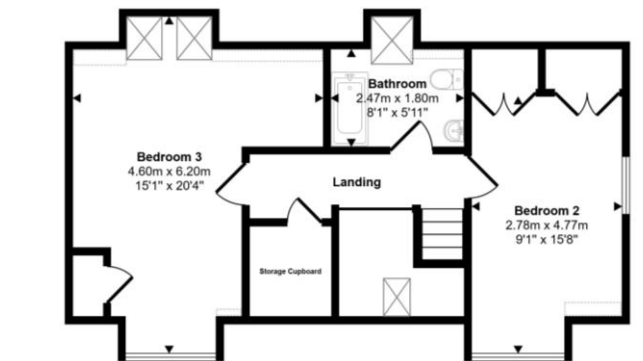
Within the beautifully maintained grounds is a delightful decking area, perfectly positioned to enjoy the peaceful surroundings, together with a charming hot tub shed featuring glazed patio doors, creating an ideal space for relaxation year-round.

The property is particularly suited to equestrian enthusiasts, boasting a well-maintained sand school, extensive stable block with storage room, and an additional shed/garage fitted with electric up-and-over doors. Completing the package is a substantial area of grazing land extending to approximately 2.3 acres, providing excellent opportunities for horse owners, small-scale farming or those seeking additional outdoor space.









Services - Fjall	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed - 1800 Mbps Mobile Network - Vodafone, EE, O2	Band B	N/A	Flexible

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.



LOCATION

Nestled within the beautiful West Mainland of Orkney, Fjall & Raviehall Cottage offer a rare opportunity to enjoy peaceful island living in the heart of the picturesque parish of Birsay. Surrounded by open countryside and enjoying a tranquil rural setting, the properties combine traditional Orcadian character with the charm and privacy of a detached country home.

The accommodation is well positioned to take advantage of the area's stunning natural scenery, with rolling farmland, dramatic coastal landscapes, and some of Orkney's most celebrated historical and archaeological attractions all within easy reach. The nearby village of Dounby provides a range of everyday amenities including shops, schools, healthcare facilities, and community services.

/// What3words **Fjall** : ///reserved.subway.declares

/// What3words **Raviehall Cottage** : /////bunny.patrolled.gazes



RAVIEHALL COTTAGE

Raviehall Cottage is an attractively presented three-bedroom detached cottage that has recently undergone extensive renovation, creating a comfortable and modern family home while retaining its traditional character and rural charm. Occupying a peaceful setting with open views across the surrounding countryside, the property offers spacious and versatile accommodation ideally suited to family living, those seeking a quieter lifestyle, purchasers looking for a home with space to work remotely or even making this a holiday home.

KEY FEATURES

- Attractively presented three-bedroom detached cottage
- Bright newly fitted kitchen with integrated appliances
- Spacious living room with multi-fuel stove
- Two double bedrooms with built-in wardrobes
- Dedicated office/study room
- Patio doors leading to decking area
- uPVC double glazed windows and oil central heating
- Wet room style shower room
- Well-maintained garden grounds along with a garden shed
- Stunning countryside views
- Detached shed/garage with lights and power points

EXTRAS

Floor coverings, white goods and integrated appliances are included in the sale price. Some additional items may be available by separate negotiation.



The accommodation is entered via a practical utility area, providing useful laundry and storage space before leading through to the newly fitted kitchen. The bright and contemporary kitchen features a range of modern wall and base units with integrated appliances, together with space for a dishwasher. Provision has also been made for an integrated oven and microwave, allowing purchasers to complete the kitchen to their own specification.

The spacious living room is a welcoming heart of the home, benefiting from a multi-fuel stove set within an attractive fireplace, creating a cosy focal point during the colder months. Patio doors provide direct access to the outdoor decking area, offering an ideal space for relaxing and entertaining while enjoying the surrounding countryside setting.

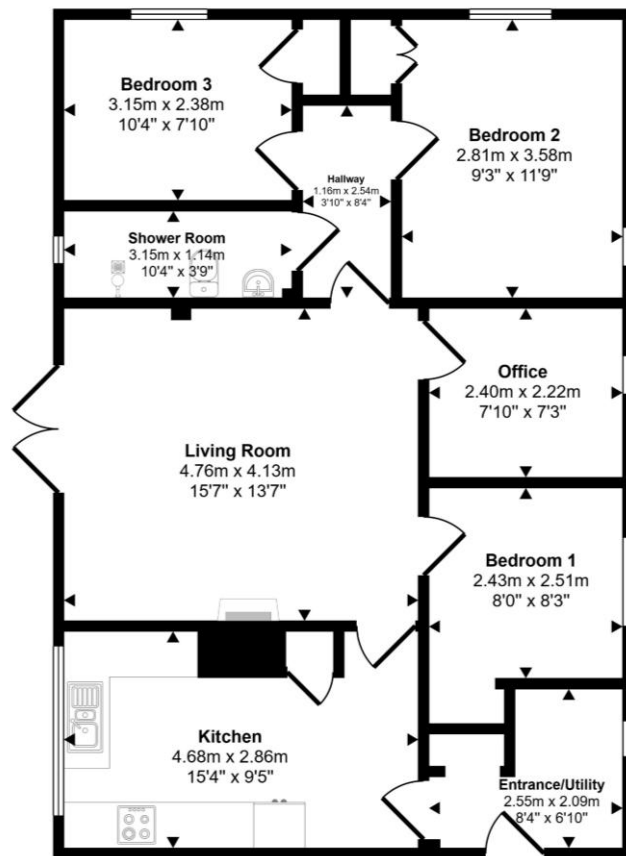
Accessed from the living room is a versatile bedroom together with a separate office, perfect for those working from home or requiring additional accommodation. A hallway leads to the remaining sleeping accommodation, comprising two generous double bedrooms, both benefiting from built-in wardrobes. Completing the internal accommodation is a wet room style shower room fitted with a shower, WC and wash hand basin.

Externally, Raviehall Cottage enjoys well-maintained garden grounds, predominantly laid to lawn and offering ample outdoor space for families, gardening enthusiasts or those seeking a peaceful countryside lifestyle. A useful detached shed/garage with traditional wooden doors provides excellent storage, workshop space or secure parking.









Services - Raviehall Cottage	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed - 1800 Mbps Mobile Network - Vodafone, EE, O2	Band D	N/A	Flexible



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Viewing

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

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