



Hall of Heddle

Heddle Road, Finstown, KW17 2JX



4-5 Bed



2 Bath



1-2 Public



TAKE A LOOK INSIDE

Hall of Heddle is a truly exceptional country property, combining traditional Orcadian character with thoughtfully renovated accommodation, set within approximately 7.81 acres of grounds and enjoying a peaceful rural setting close to Finstown.

The beautifully renovated main residence offers flexible four to five-bedroom accommodation, with an abundance of original features throughout. The welcoming living room is flooded with natural light and enjoys delightful views over the gardens, while exposed wooden beams and a solid fuel stove create a warm and inviting atmosphere.

At the heart of the home is the impressive open-plan kitchen and dining room, a wonderful space for everyday family life and entertaining alike. Featuring wooden flooring, exposed beamed ceilings, a solid fuel stove and an Everhot induction range cooker, the room perfectly blends traditional charm with modern convenience.

The accommodation includes four generous double bedrooms, together with a versatile reception room currently used as a music room, which could easily provide a fifth bedroom if required. This attractive room benefits from its own multi-fuel stove, adding to the property's character and flexibility. The ground floor also incorporates two shower rooms, a practical utility room, and a spacious open hall area that would lend itself perfectly to use as a home office or study space.

Externally, the property continues to impress. The extensive rear gardens have been thoughtfully landscaped and offer a variety of patios and seating areas from which to enjoy the peaceful surroundings. Traditional stone walls, mature planting and winding garden paths create a wonderful sense of privacy and tranquillity.

Further outbuildings include a stone-built store, a substantial stone shed with an attached lean-to greenhouse, and a Nissan hut situated beyond the gardens. The grounds also incorporate a dedicated planting area, presenting an excellent opportunity for those interested in gardening, smallholding or lifestyle farming pursuits.

EXTRAS

Window coverings, white goods and induction range cooker are included in the sale price. Some additional items may be available by separate negotiation.

Offers Over £525,000

KEY FEATURES

- Beautifully renovated 4-5 bedroom family home
- Renovated former byre ideal as a studio, guest accommodation or self-catering unit
- Set within 7.81 acres or thereby
- Stunning open-plan kitchen/dining room with Everhot induction range cooker
- Bright living room with garden views and solid fuel stove
- Character features including original stone flooring and exposed beams
- Four double bedrooms plus flexible fifth bedroom/music room
- Dimplex Quantum storage heaters
- Turbine, providing back up power to the main property
- Extensive landscaped gardens with multiple patio areas
- Stone-built store and large stone shed with lean-to greenhouse
- Nissan hut and productive planting area
- School catchment area for Finstown Primary School and Stromness Academy





 **LOWS**



Hall of Heddle

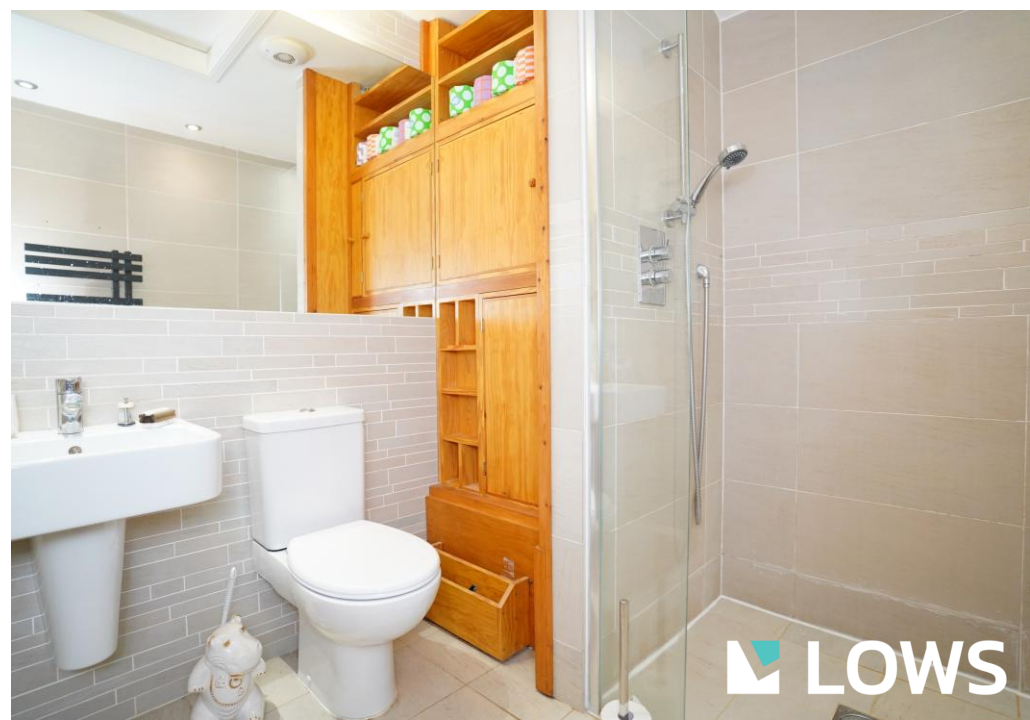
LOCATION

The Hall of Heddle is situated in a peaceful rural setting on the West Mainland of Orkney, approximately one mile south of the village of Finstown. Occupying an elevated position on Heddle Hill, the property enjoys an attractive countryside location with far-reaching views over the surrounding farmland and landscape. The property lies conveniently between Orkney's two main towns, Kirkwall and Stromness, providing easy access to a wide range of amenities, services, transport links and leisure facilities. Finstown offers a selection of local amenities including shops, a primary school, community facilities and regular public transport connections

 What3words : ///guru.boil.beaks

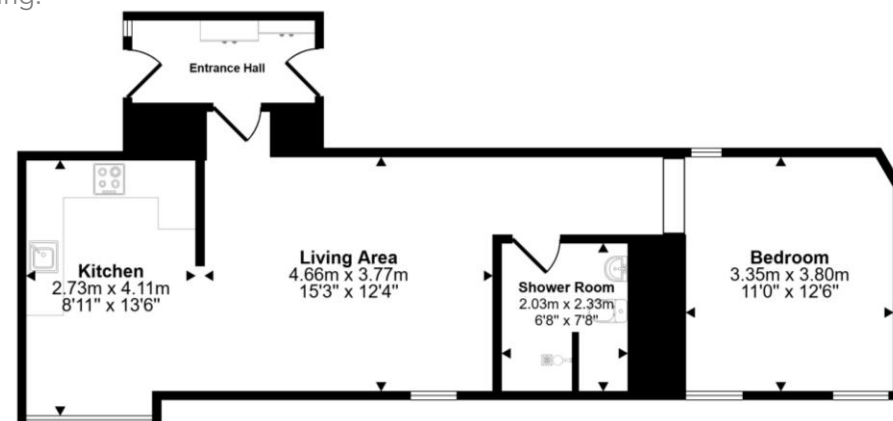




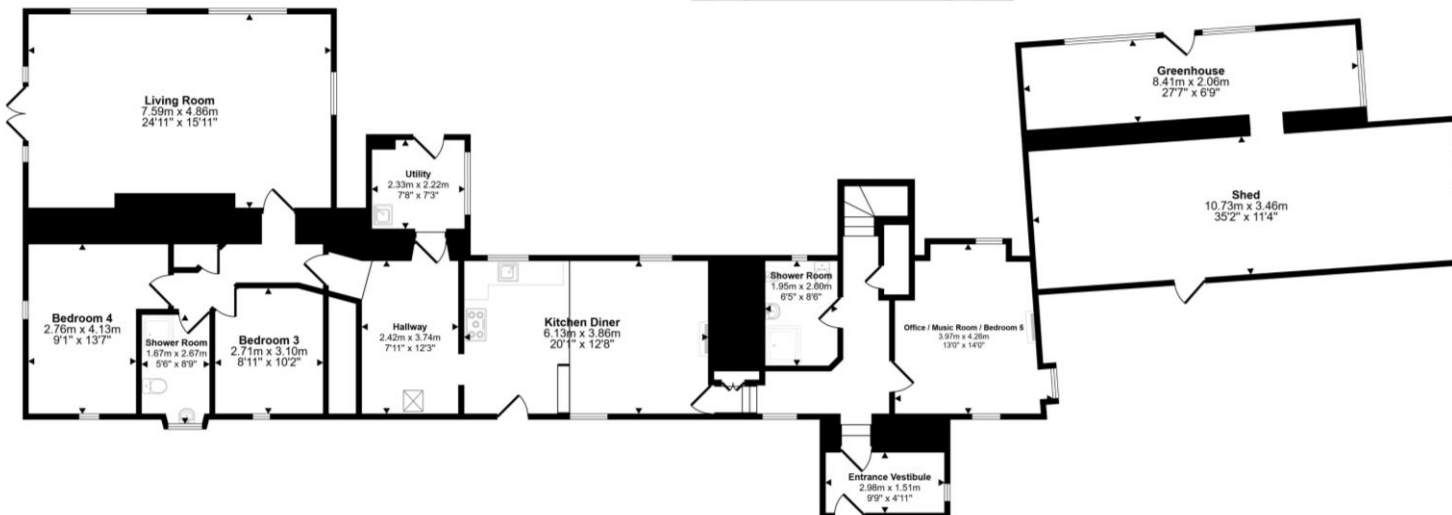
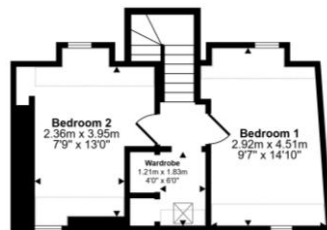




Beautifully converted from a traditional former byre, this unique accommodation offers bright and versatile open-plan living throughout. Designed with sustainability in mind, the property benefits from an attractive living roof and blends character with contemporary comfort. The flexible studio-style layout provides a welcoming space for self-catering holidays, guest accommodation, or creative retreats, complemented by a stylish modern shower room and quality finishes throughout. The result is a distinctive and eco-conscious space that makes the most of its rural charm while providing comfortable modern living.







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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 for House & Former Byre Broadband Speed - 1800 Mbps Mobile Network - Vodafone, EE, O2	Band E	Band D	Flexible

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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.