



Fjall

Birsay, KW17 2NA

 **LOW'S**

 3 Bed

 3 Bath

 1 Public



TAKE A LOOK INSIDE

Nestled within approximately 3.10 acres of peaceful countryside, Fjall is an exceptional three-bedroom detached family home offering a superb blend of modern comfort, double garage and equestrian facilities, 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
- 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 £390,000

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. 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.







LOCATION

Nestled within the beautiful West Mainland of Orkney, Fjall offers 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.

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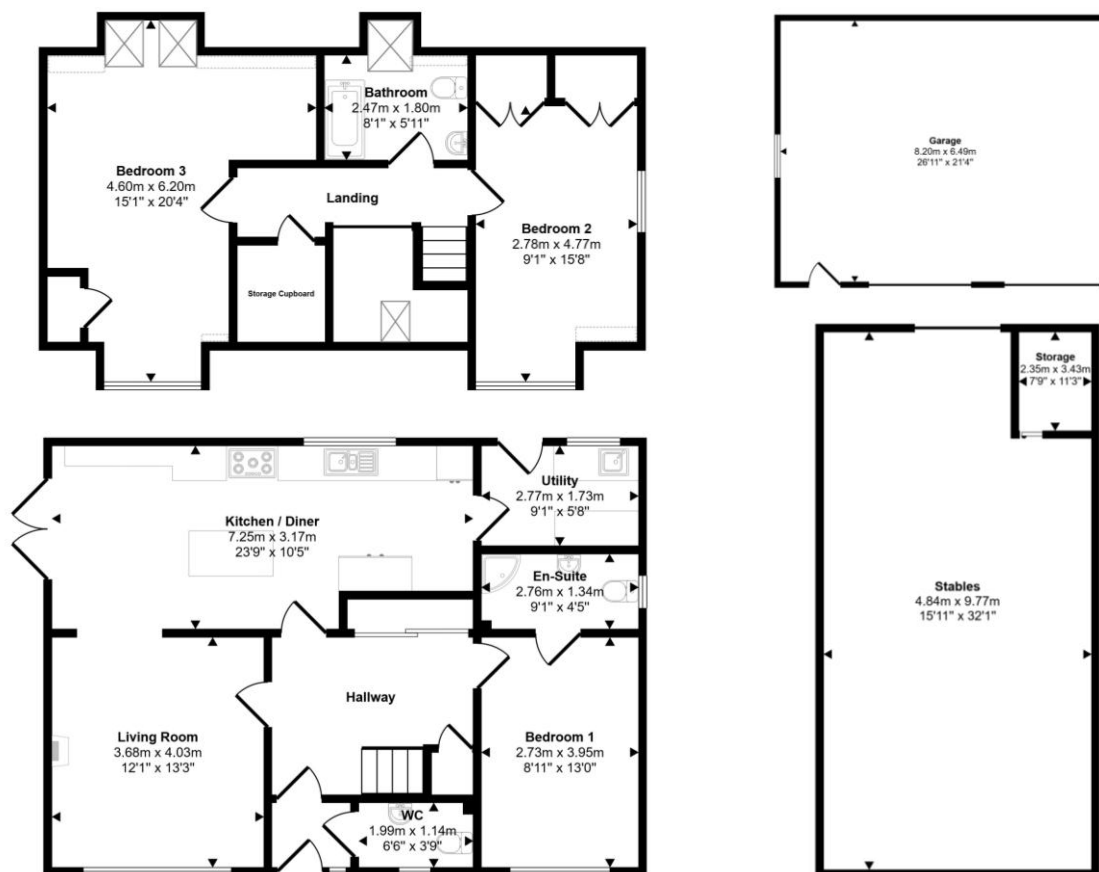


Viewing

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 Broadband Speed – 1800 Mbps Mobile Network – Vodafone, EE, O2	Band B	TBC	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.