

Hillfield, extending to 2.4 acres or thereby

LOWS

Burray, KW17 2SU

4 Bed | 2 Bath | 2 Public





TAKE A LOOK INSIDE

Hillfield is a spacious four-bedroom property set within approximately 2.4 acres, offering spacious and versatile accommodation along with a range of outbuildings and mature garden grounds. With the added benefit of a self-contained-style annex, this property offers considerable flexibility for a variety of purchasers.

KEY FEATURES

- Set within 2.4 acres or thereby
- Oil fired central heating
- Stoves in living room and dining room
- Kitchen with dual aspect
- Shower room and bedroom 1 on ground floor
- 2 bedrooms and WC on first floor
- Floored attic room accessed from annex living room
- Annex including a living room, shower room, bedroom, conservatory and kitchen
- Integral garage
- Mature walled garden, areas of lawn and fruit trees
- Greenhouse with store and various stone outbuildings – some of which have restricted access due to state of repair

Offers Over £225,000

The main accommodation includes a welcoming living room featuring a stove, creating a cosy focal point, while the dining room also benefits from a stove. The kitchen enjoys a dual aspect, allowing natural light to enter from two directions. A ground-floor bedroom and shower room offer convenient accommodation, with two further bedrooms and a WC located on the first floor.

The annex provides additional living accommodation and offers the potential for the purchaser to make an income with the appropriate consents.

Externally, Hillfield enjoys generous grounds extending to approximately 2.4 acres. The mature walled garden features areas of lawn, established trees and fruit trees, creating a pleasant outdoor environment. A greenhouse with adjoining store, together with various stone outbuildings, adds further character and practicality to the property. An integral garage and oil-fired central heating are additional benefits.

EXTRAS

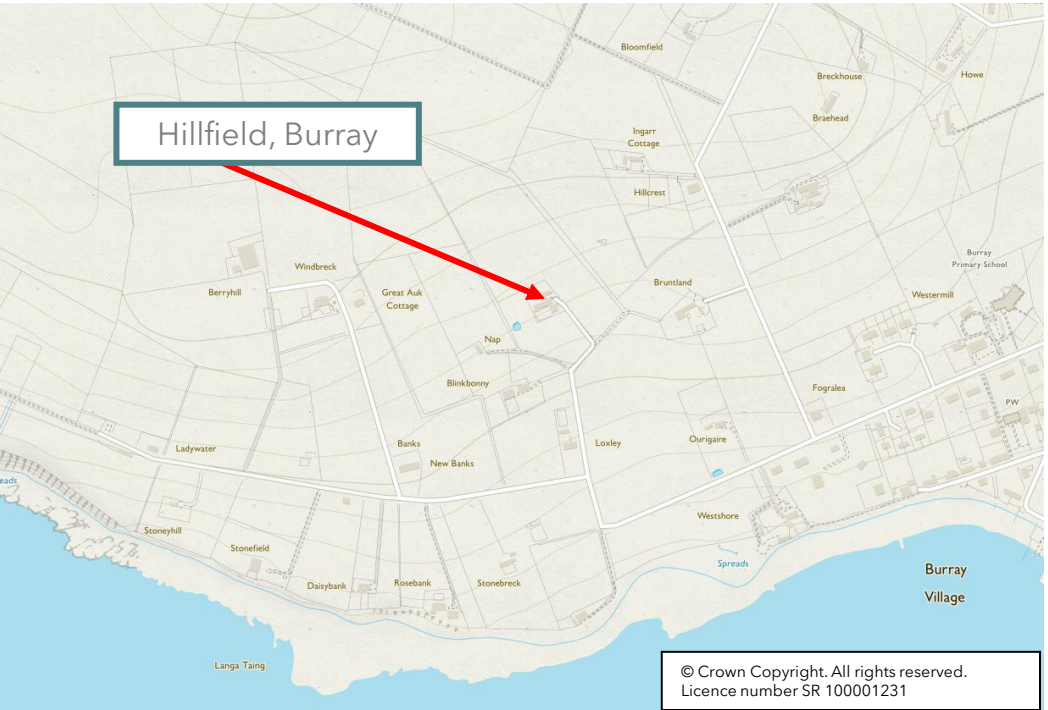
Floor coverings, cooker, white cabinet in kitchen and some curtains are included in the sale price. Some additional items may be available by separate negotiation.











© Crown Copyright. All rights reserved.
Licence number SR 100001231

LOCATION

Burray is a picturesque island in the south of Orkney, connected to the Orkney Mainland by the Churchill Barriers. There is a primary school and hotel and bus links to Kirkwall and Stromness.
Known for its beautiful coastal scenery, peaceful surroundings and strong community spirit, Burray offers an appealing setting for those seeking a quieter pace of life.

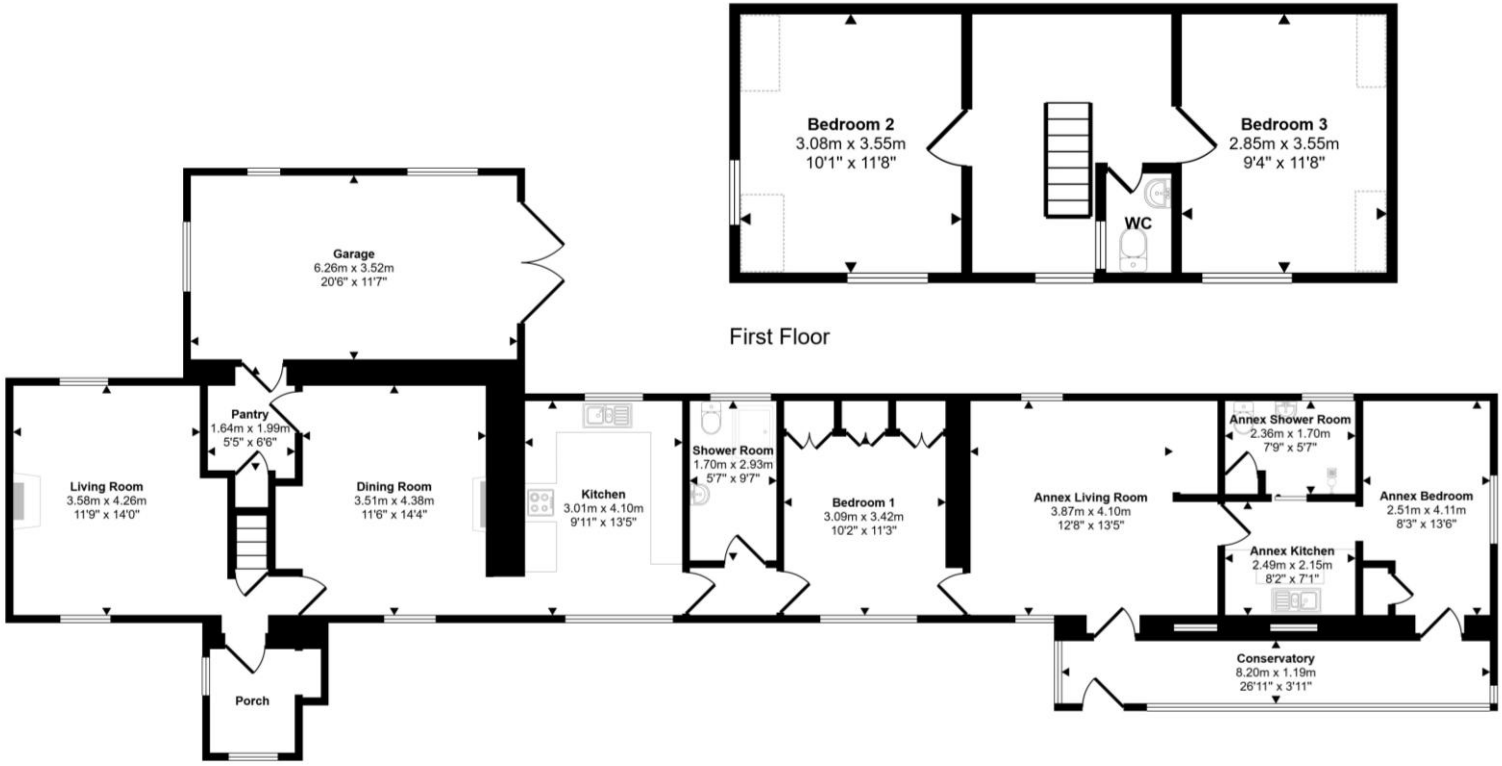
/// What3words : ///tonality.factory.units








LOWS



Services	Council Tax Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 31 Mbps Mobile Network – Vodafone, O2, EE & Three	D	E	Flexible

LOWS

Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors – all under one roof.

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.

The following notes are of crucial importance to intending viewers and/or purchasers of the property.
1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.