

Ryburn,

LOWS

Stronsay, KW17 2AS

2 Bed | 1 Bath | 1 Public





TAKE A LOOK INSIDE

Ryburn is a charming two-bedroom cottage enjoying beautiful open sea views towards Papa-Stronsay. The accommodation comprises a welcoming living room with multifuel stove, a generous dual-aspect kitchen-diner, utility room, modern shower room and useful ground-floor store. Upstairs are two well-proportioned double bedrooms and a separate dressing room. Outside, the property benefits from a garage, shed and enclosed rear garden, all set against the attractive backdrop of the surrounding countryside and sea.

EXTRAS

Floor coverings and blinds are included in the sale price.

KEY FEATURES

- 2 double bedrooms
- Living room with multifuel stove
- Spacious dual-aspect kitchen/diner
- Utility room
- Modern shower room with large shower enclosure
- Useful storeroom with door leading out to the rear garden
- Mixture of wood and UPVC double glazed windows
- Oil central heating (radiators)
- Stronsay Junior High School and Kirkwall Grammar School catchment area

Offers Over £140,000

Full of character and boasting an interesting history, Ryburn was built in 1912 to accommodate the mechanic of Stronsay's first lifeboat, the *John Ryburn*. The cottage offers a lovely blend of traditional charm and practical modern living, with comfortable accommodation arranged over two floors. The ground floor features a good-sized living room, where a multifuel stove creates a cosy focal point, alongside a spacious kitchen-diner with dual-aspect windows providing plenty of natural light. A separate utility room offers convenient space for laundry appliances, while the contemporary shower room is fitted with a generous shower enclosure, WC and wash hand basin. A useful store room provides additional storage and has an external door opening directly onto the rear garden. Upstairs, two generous double bedrooms are complemented by a separate dressing room, which offers exciting potential for conversion into an ensuite, subject to the necessary consents. To the outside, the enclosed rear garden provides a pleasant space to relax and enjoy the peaceful surroundings and lovely views across the neighbouring land towards the sea. A garage and separate shed provide valuable additional storage. Further benefits include UPVC double glazing and oil-fired central heating. Ryburn presents a wonderful opportunity to acquire a characterful island home in a particularly attractive coastal setting.











LOCATION

Ryburn is situated on the picturesque island of Stronsay where there is a Junior High School, two general stores, a hotel, café and hostel. The island is connected to the Orkney mainland by regular ferry and air services.

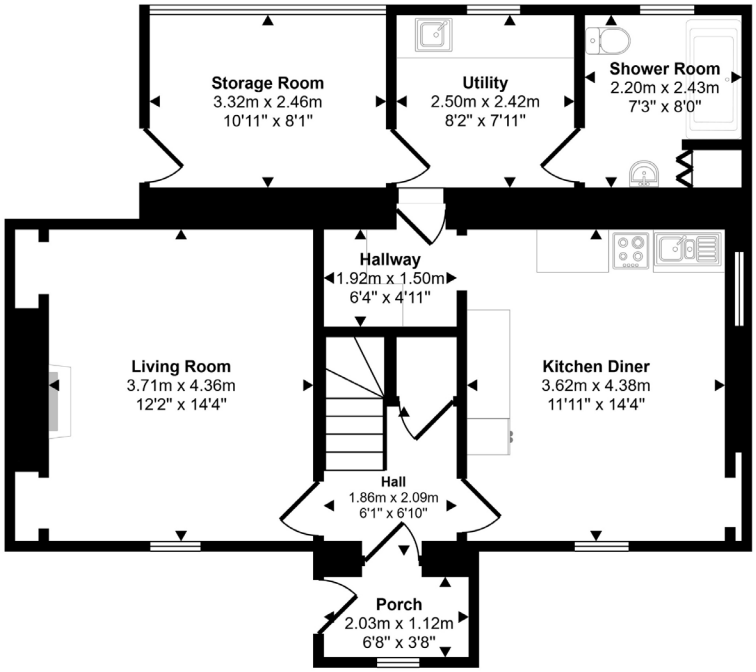
/// What3words : ///attic.amber.walkway





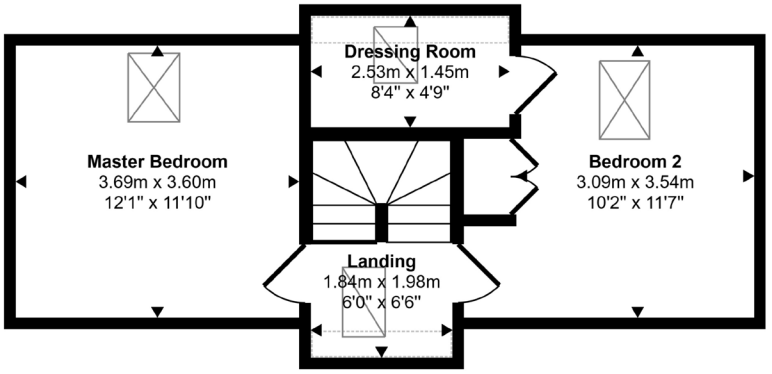






Ground Floor

Approx 73 sq m / 787 sq ft



First Floor

Approx 36 sq m / 389 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Drainage to the sea Broadband Speed – 1800 Mbps Mobile Network – EE, O2, Three, Vodafone	Band B	Band 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.