



Burra House, Hoy, Orkney, KW16 3NJ  
**FOR SALE – Offers over £225,000**



7



2



2



F



## Burra House, Hoy, Orkney

- Combination of single-glazed timber windows with internal secondary-glazing and uPVC double-glazed windows
- Electric storage and panel heaters
- Land extending to approximately 1.36 acres (0.55 hectares)
- Range of outbuildings
- Tranquil setting
- Idyllic island lifestyle
- Driveway with space for parking

Burra House is a two-and-a half storey detached dwelling which dates from the 16th century, with the addition of a one-and-a half storey side wing and single-storey rear wing. The “B” listed former manse has five bedrooms and two box rooms. Nestled amidst charming walled gardens, the property offers enchanting, panoramic views over the countryside and towards the Bay of Creekland with Ward Hill as a backdrop. Both the large gardens to the front and the rear are mainly laid to lawn with mature trees and plants. Burra House offers peaceful and secluded accommodation, and enjoys its own woodland area. Located in the garden is a magnificent sycamore tree, which is reputedly the oldest tree in Orkney.

It is reported that Sir Walter Scott, the Scottish historian and novelist, stayed at Burra House in 1814, whilst writing ‘The Pirate’. Further thoughts are that Robert Louis Stevenson, another well-known Scottish novelist, also visited the property. Commander C . C . S . Mackenzie, the last commanding officer of the Scapa Flow naval base, owned the property during the 1960’s and 1970’s. The Commander was a well-known figure, and during his time, the gardens were famous for their production of fruit.

With breath-taking landscape and scenery, Hoy is also steeped in history and offers a range of local amenities including a primary school, shop, swimming pool, hotels with restaurants, cafes, pub and galleries. The Hoy Kirk with regular exhibitions and events is only a short distance away. The island has many beautiful beaches, including Rackwick Bay, and scenic walks. Burra House is situated in the north end of the island and is regularly serviced by a foot-passenger ferry from Moaness pier, which is conveniently close to the property, and a Ro-Ro vehicle and passenger ferry from Lyness.

Stromness, only a short sailing away, has a primary and secondary school, a range of shops, cafes, restaurants, hotels, galleries and travels links within Orkney and to the mainland of Scotland. Kirkwall, with its more extensive amenities and travel links is serviced by a bus from the Houton ferry terminal.

Burra House is not suitable for mortgage purposes and is in need of extensive renovation, there are no warranties or guarantees. The property could be ideal for development, subject to obtaining the relevant Local Authority consents. We highly recommend viewing to see the full potential this property has to offer.



## Ground Floor

### Entrance Porch

Entrance through timber exterior door. Hard floor. Window. Access to hallway.

### Hallway

Carpet. Storage heater and phone line. Access to entrance porch, stairs and dining room.

### Living Room

Carpet. Double aspect windows. Storage and panel heaters. Electric fireplace and surround. Feature panel wall.

### Box Room 1

Hard and Vinyl flooring. Window.

### Dining Room

Carpet. Window. Access to box room, side wing hallway and rear wing kitchen.

### Rear Wing Kitchen

Vinyl flooring. Window. Floor and wall mounted units with worktop space. Stainless steel sink and tap. Space for white goods. Access to dining room and back entrance.

### Back Entrance

Hard and vinyl flooring. External door.

### Side Wing Hallway

Hard and vinyl flooring. Exposed stone walls and ceiling trusses. Access to utility room, conservatory and side wing kitchen.

### Utility Room

Hard and vinyl flooring. Slim external door. Immersion heater tank. Electricity meters. Under stair space. Shelving. Exposed stone wall and trusses.

### Side Wing Kitchen

Hard floor. Windows. Solid fuel Rayburn stove. Stainless steel sink with tap. Some floor units and worktop space. Access to side wing hallway and side wing back hallway.

### Side Wing Back Hallway

Hard floor. External door with glass panels 2 steps up. Access to side wing kitchen and stairs to side wing first floor.





## First Floor

### Landing

L-shaped. Carpet. Window. Storage heater. Access to bedroom 1 and 2, bathroom and stairs to second floor.

### Bedroom 1

Double bedroom. Carpet. Windows. Blocked off fireplace. Storage panel heater. Built-in shelving and cupboard. Access to landing.

### Bedroom 2

Double bedroom. Carpet. Window. Built-in shelving. Storage panel heater. Access to landing.

### Bathroom

Vinyl flooring. Shower over bath. WC. Wash hand basin with cupboard. Heated towel rail. Extractor fan. Window. Access to landing.

### Bedroom 5

Generous sized room. Large window looking over front garden. Carpet. Radiator. Blocked-off fireplace. Floor-level built-in cupboard. Window. Built-in storage cupboard. Access to side wing landing.

### Bathroom

Carpet. Sloped ceiling with skylight. Bath. WC. Wash hand basin with mirror above. Access to loft. Radiator. Access to side wing landing.

## Second Floor

### Landing

Carpet. Skylight. Access to bedroom 3 and 4, box room 2 and stairs to first floor.

### Bedroom 3

Double bedroom. Carpet. Window. Skylight. Storage panel heater. Open fireplace and surround. Sloped ceiling. Beautiful elevated views over Bay of Creekland towards Graemsay. Access to landing.

### Bedroom 4

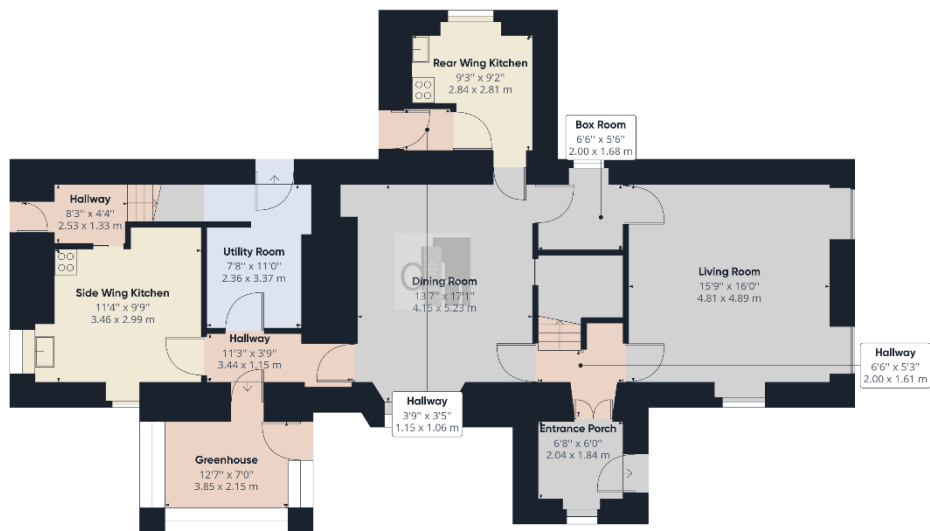
Double bedroom. Carpet. Sloped ceiling. 2 windows with views of Ward Hill. Partially blocked fireplace. Storage panel heater. Access to landing.

### Box Room 2

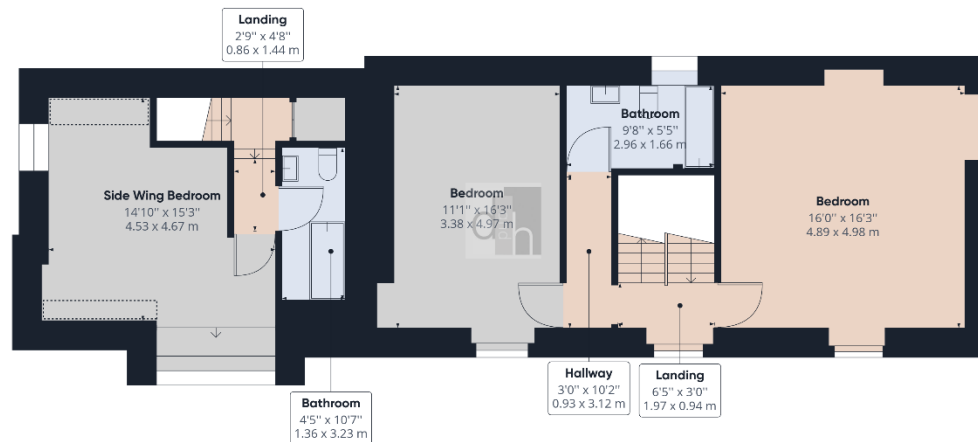
Timber floor. Sloped ceiling with skylight. Built-in cupboard. Access to attic and landing.



# Floor Plan



**Ground Floor**



**First Floor**



Approximate total area<sup>(1)</sup>

921.09 ft<sup>2</sup>  
85.57 m<sup>2</sup>

Reduced headroom

22.80 ft<sup>2</sup>  
2.12 m<sup>2</sup>

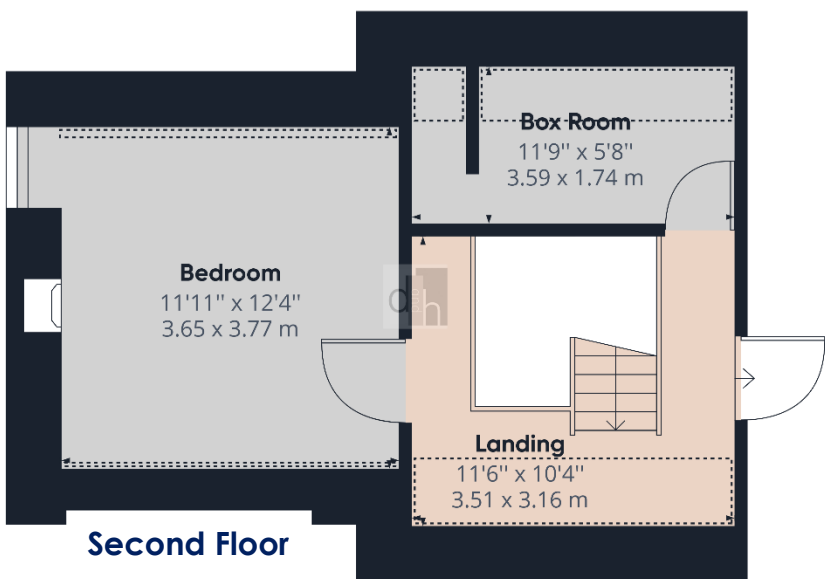
(1) Excluding balconies and terraces

□ Reduced headroom (below 1.90m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



**Second Floor**



Approximate total area<sup>(1)</sup>

362.31 ft<sup>2</sup>  
33.59 m<sup>2</sup>

Reduced headroom

58.38 ft<sup>2</sup>  
5.42 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.90m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 2

## COUNCIL TAX

The subjects are in Band F. The Council Tax Band may be re-assessed by the Orkney Island's Council when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band F(27)

## SERVICES

Mains electricity and water.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

## PRICE

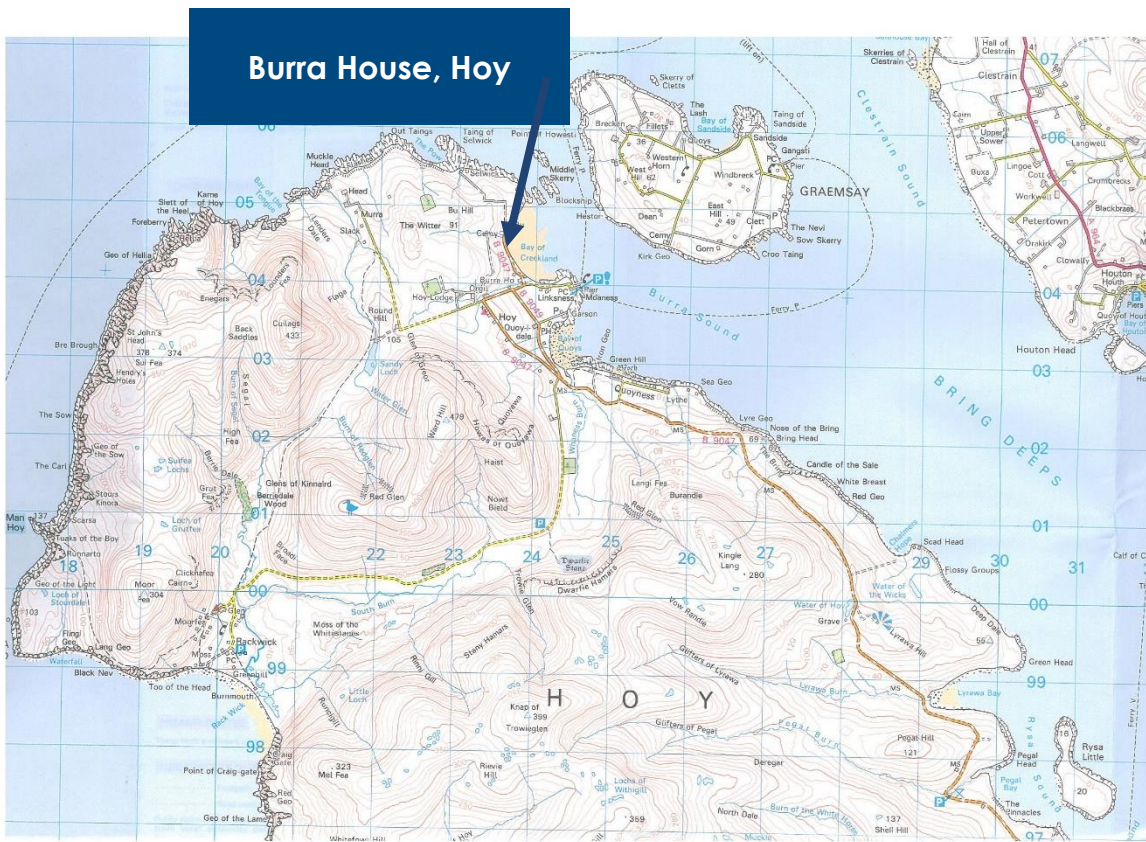
Offers over £225,000 are invited.

## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872 216  
**Fax:** 01856 872 483

**Email:** [hello@dandhlaw.co.uk](mailto:hello@dandhlaw.co.uk)  
**\*All viewings are conducted at the viewers own risk. There are no warranties or guarantees.**



© OpenStreetMap contributors – [www.openstreetmap.org](http://www.openstreetmap.org)  
This map is made available under the Open Database Licence



NOTES - These particulars have been prepared following inspection of the property in October 2023 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.