

FOR SALE

**Hall of Heddle, The Bu &
The Byre
Firth
Orkney
KW17 2JX**



The Byre



Hall of Heddle



The Bu



**Offers Over
£425,000**

About The Properties

LOCATION

The properties are situated in the rural parish of Firth, just outside Finstown, which is approximately 7 miles from Kirkwall and 9 miles to Stromness.

HALL OF HEDDLE

ACCOMMODATION

Accommodation comprises of entrance vestibule, hallway, sitting room, kitchen/diner, bathroom to the ground floor with 2 bedrooms & storage area to first floor.

DESCRIPTION

Hall of Heddle is a 2 bedroom 1 ¾ storey property with:-

- Combination of single & double glazed timber windows
- Electric storage & panel heaters
- Kitchen – built in units & stainless steel sink
- Bathroom – bath with shower over, wash hand basin & W.C
- Wind turbine providing free electricity to the property – the turbine may be available to purchase by way of separate negotiation

THE BU

ACCOMMODATION

Accommodation comprises of sitting room, kitchen, utility room, hallway, 2 bedrooms & shower room.

DESCRIPTION

The Bu is a 2 bedroom single storey property with:-

- Double glazed UPVC / timber windows
- Electric storage & panel heating
- Large sitting room with vaulted ceiling
- Built in storage to bedroom 1
- Kitchen – modern built in units & stainless steel sink
- Shower room - shower, wash hand basin & W.C

THE BYRE

ACCOMMODATION

Accommodation comprises of entrance porch, sitting room, kitchen, hallway, bedroom & shower room.

DESCRIPTION

The Byre is a 1 bedroom detached single storey property with:-

- Double glazed timber windows
- Feature dry stone walling
- Turf roof with cooper gutters & downpipes
- Flagstone flooring
- Electric boiler to underfloor heating
- Kitchen - modern built in units & stainless steel sink
- Shower room – walk in drencher shower, wash hand basin & W.C

The properties provides a unique opportunity to escape the constraints of city life and offers a truly idyllic rural lifestyle.

The Bu & The Byre are currently being run as a successful self-catering holiday lets.

Total land extends to approximately 6 acres.

Internal Photographs

Hall of Heddle

Bathroom

Sitting Room



Kitchen / Diner

Hallway

Internal Photographs

The Bu

Sitting Room



Sitting Room



Bedroom 1



Bedroom 2

Sitting Room



Sitting Room



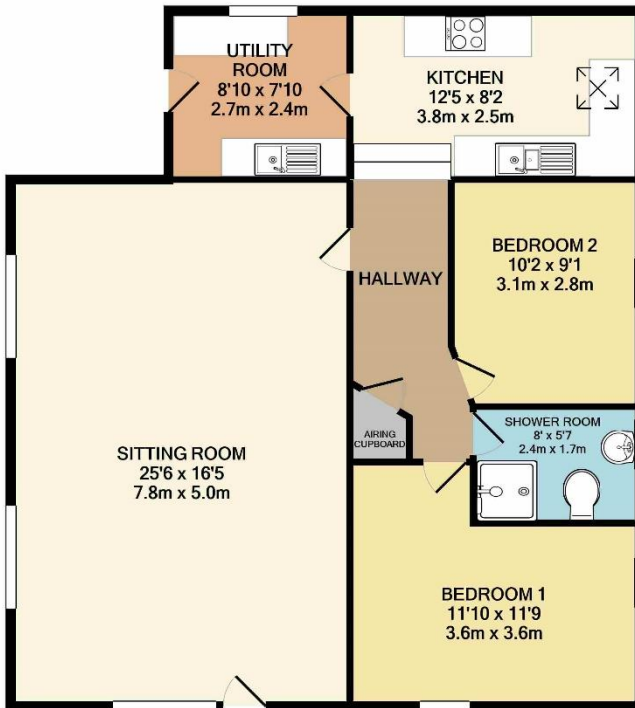
Kitchen



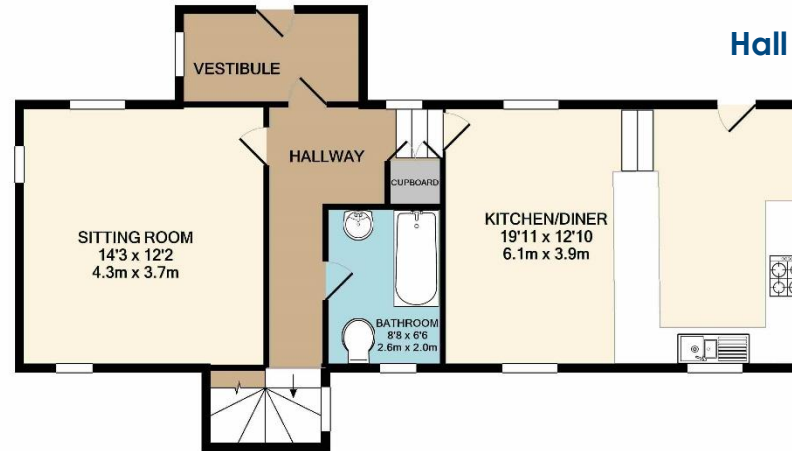
Bedroom

Floor Plans

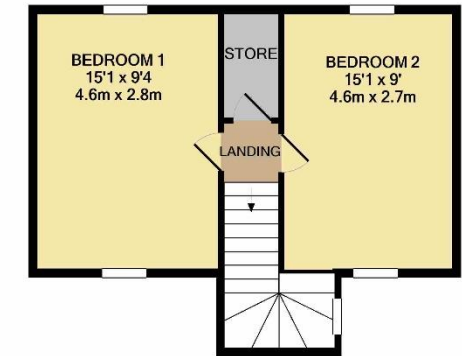
The Bu



Hall of Heddle

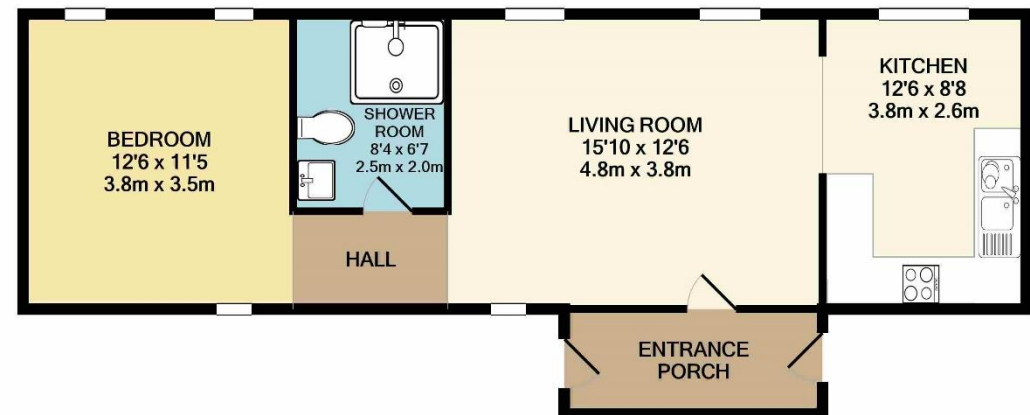


GROUND FLOOR



1ST FLOOR

The Byre



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX / BUSINESS RATES

Hall of Heddle – Council Tax Band C.

The Bu – Rateable Value £1,200, The Byre Rateable Value £800.

The Council Tax Band / Business Rates may be re-assessed by the Orkney and Shetland Joint Board when the properties are sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

Hall of Heddle & The Bu – C (74), The Byre – D (55).

SERVICES

Mains electricity & water. Private septic tanks.

FIXTURES AND FITTINGS

Floor & window coverings are included in the sale price.

PRICE

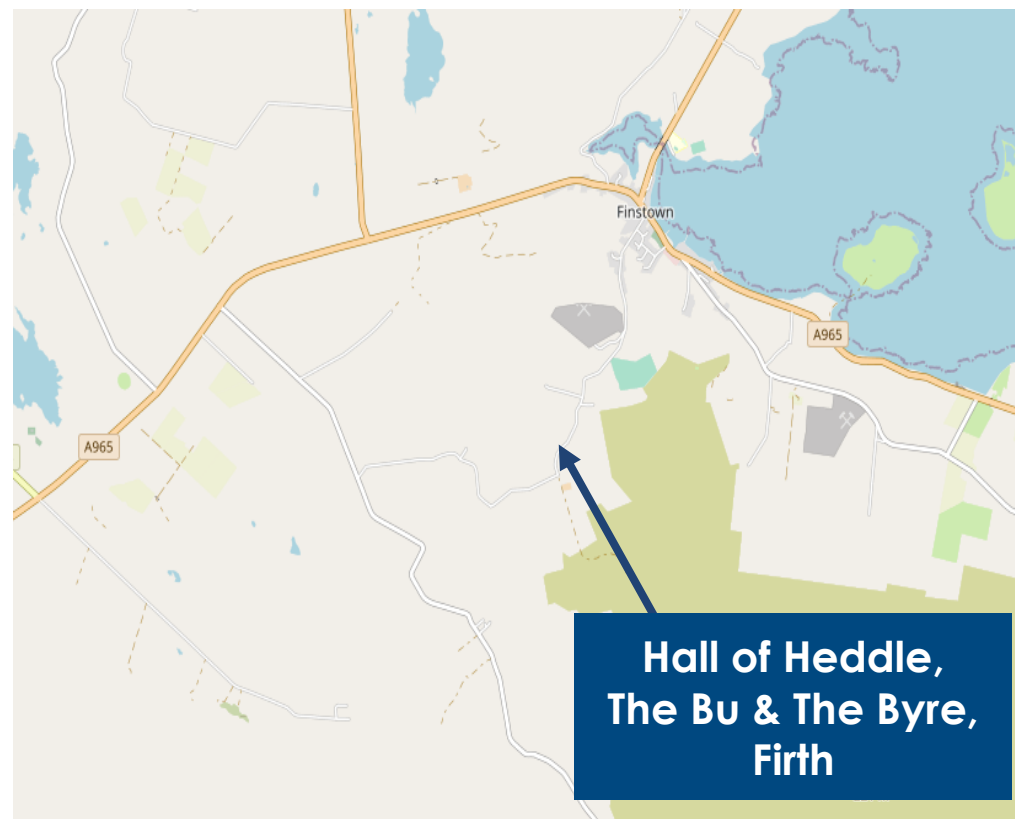
Offers over £425,000 are invited.

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: enquiries@dandhproperty.co.uk

NOTES - These particulars have been prepared following inspection of the property and from information furnished by the sellers. 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.



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