



Bewan, Hyndgreenie Road, Papa Westray, Orkney, KW17 2BU

**TO LET - £550 per calendar month**



4



2



1



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# Bewan, Hyndgreenie Road

Papa Westray, Orkney, KW17 2BU

- Idyllic island location
- Neutral decor & unfurnished
- UPVC double glazing throughout
- Landlord Registration: 370331/330/27501
- Large south facing garden
- Oil fired central heating & hot water
- Spectacular far reaching views

Bewan is a 4 bedroom newly renovated detached property & is part of the Papay Development Trust's mission to attract young families to the north isles with a view to increasing the primary school roll and bringing skills to the island. The property is idyllically located on the north end of Papa Westray boasting panoramic views over the surrounding countryside & far reaching sea views towards the Holm of Papay & north isles.

Papa Westray, locally known as "Papay", is one of the smallest islands within Orkney. Thanks to the efforts of the community, Papay has been rejuvenated in recent years & has kept a stable population of approximately 80-90 people. Locally there is a school, post office, community shop, small airport & ferry terminal. All connections to Papay operate through Kirkwall, with regular direct flights & ferry services throughout the week. There is also a short flight & ferry crossing to Westray.

Bordering the property of Bewan is 35 acres of registered croft land & the neighbouring RSPB North Hill Nature Reserve is subject to a conservation land management agreement, which is potentially available to rent for appropriate crofting activity.



## North Entrance Hall

Leads to the wc, utility room and kitchen/ diner.

## W.C.

Toilet and wash hand basin.

## Utility Room

Brand new floor & wall mounted units, sink, plumbing for washing machine & broom cupboard.

## Kitchen / Diner

Fitted with modern floor & wall mounted units, stainless steel sink & drainer, intergrated electric hob top & oven. There is space for a dining table & chairs with additional seating. 2 double windows boasting spectacular views. The kitchen / diner leads to bedroom 1 & south hallway.

## Bedroom 1

Spacious double bedroom with ensuite. The conservatory is accessed via door & steps from bedroom 1.

## En-Suite

Accessed via Bedroom 1 , wet room style en-suite with elctric shower, heated towel rail, wash hand basin & W.C.





## South Hallway

With external door, leading to the gardens & double window. Leads to bedrooms, bathroom & sitting room.

## Bedroom 2

Well presented double bedroom with north facing window

## Bedroom 3

Bright single bedroom with double, south facing window.

## Bedroom 4

Single bedroom

## Sitting Room

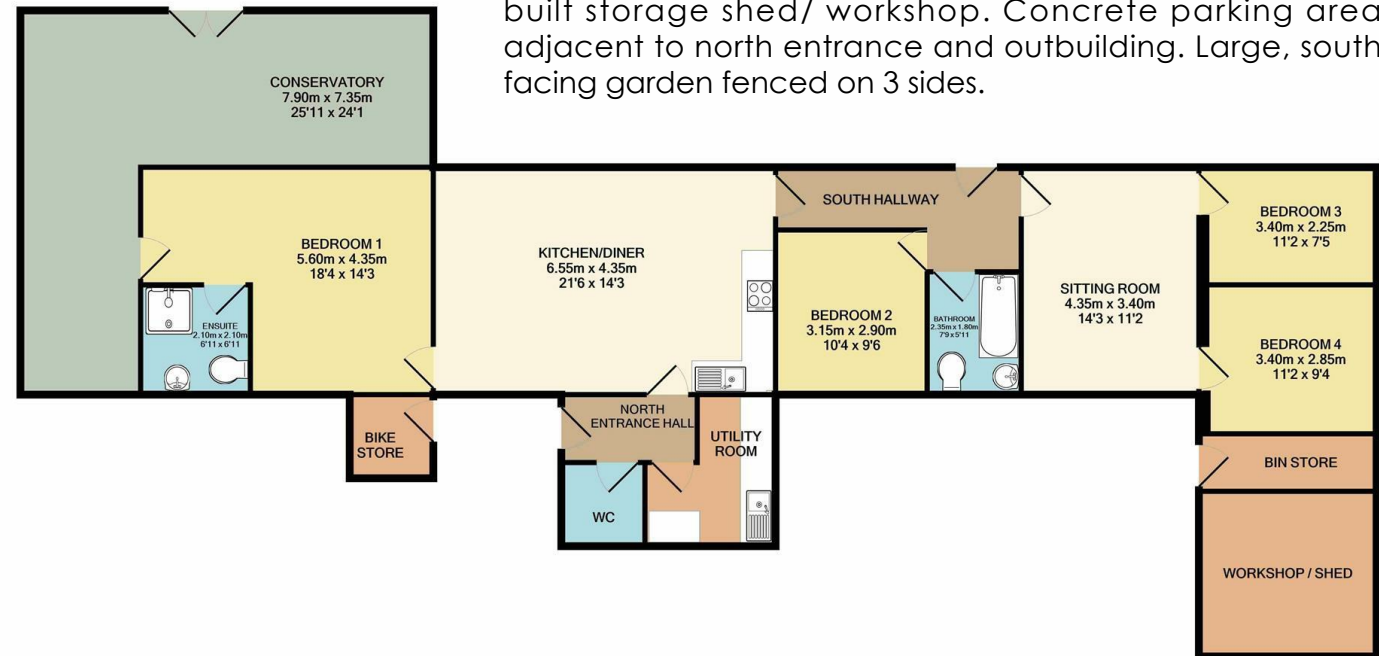
Double window with stunning views. Leads to bedrooms.

## Conservatory

Wrap around conservatory with panoramic views. Paved flooring, bench seating & patio doors to garden. Accessed by steps from Bedroom 1.

## Outside

Small bike store room attached to the property. Large, stone built storage shed/ workshop. Concrete parking area adjacent to north entrance and outbuilding. Large, south facing garden fenced on 3 sides.



## Tenancy Agreement

The property is available to rent by way of a Private Residential Tenancy Agreement. Interested parties will be required to complete an application form and referencing. No pets or smoking without the landlords prior written consent

## Rent

£550 payable monthly in advance

## Deposit

A deposit of £550 is required

## Furnishings

Property to be let unfurnished

## Utilities

The tenant is responsible for paying all utility costs & council tax

## Viewing

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

**Branch:** d and h Property  
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

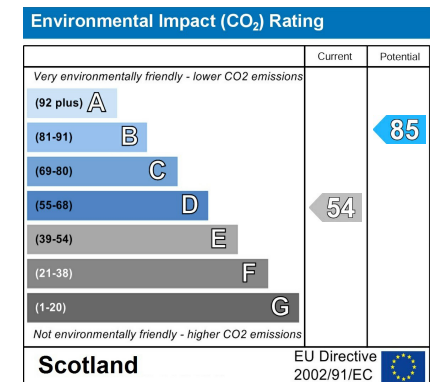
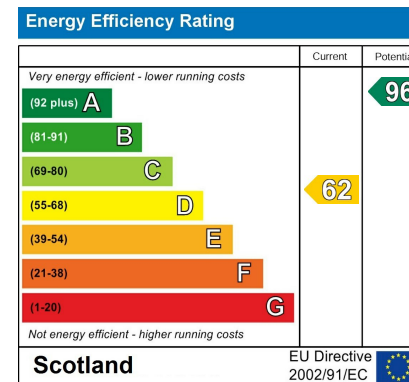
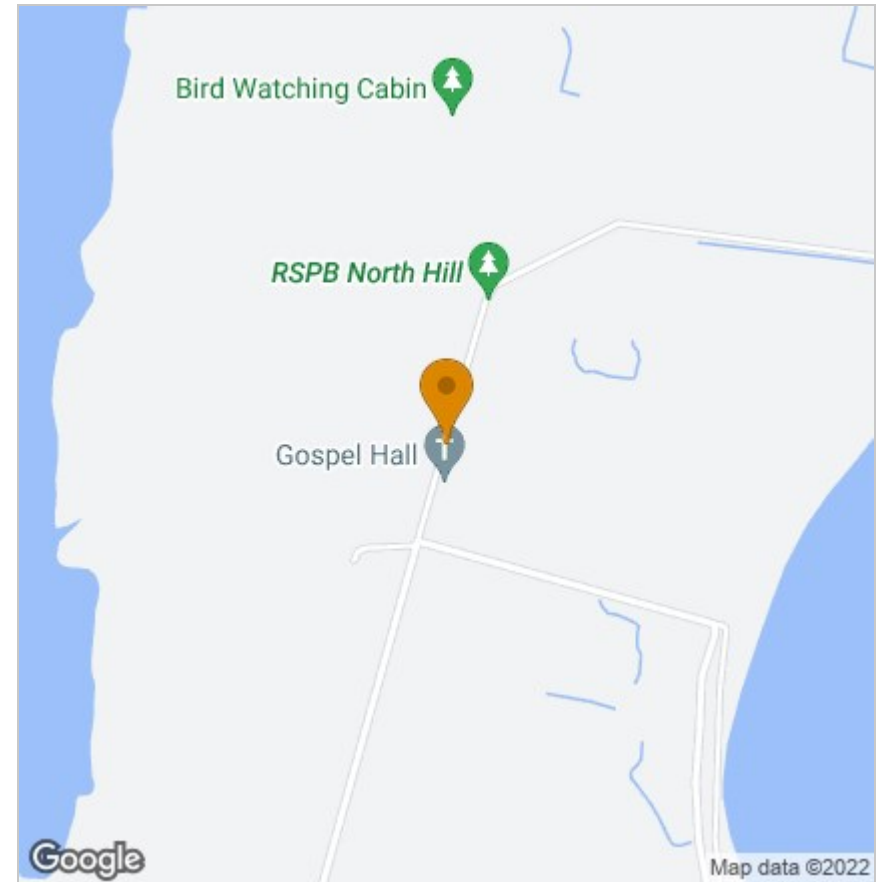
**Telephone:** 01856 872 216

**Email:** enquiries@dandhproperty.co.uk



[www.dandhlaw.co.uk/property](http://www.dandhlaw.co.uk/property)

Letting Agent Registration - LARN2006004



NOTES - These particulars have been prepared following inspection of the property 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.

19th July 2022