



Gallowhill, Viewforth Road, Burray, Orkney, KW17 2SZ
FOR SALE – Offers over £400,000



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Gallowhill, Burray, Orkney

- Breath-taking views
- Elevated position
- Timber triple and double glazed windows and external doors
- Oil radiators, solid fuel stoves, air to air units and heated towel rails
- High quality finishes
- Move in condition
- Site extends to approximately 3 acres (1.21 hectares)
- Private septic tank

Gallowhill is a spacious traditional dwelling which has been beautifully extended and restored, preserving its original details. The property offers unrestricted and breathtaking views over Scapa Flow, Hoy, Orphir and Copinsay. Nestled in the Burray countryside, it offers tranquil and move-in condition accommodation, with an additional smaller detached barn that can be utilised and developed.

This property has high quality finishes and is well presented and maintained to a high standard throughout. It is situated in a large plot of approx. 3 acres (1.21 hectares) that is mostly covered in lawn and wild meadows, with a chipped driveway and ample parking area. The property also includes a small barn which may be developed, subject to obtaining the relevant local authority consent.

Gallowhill is in Burray and is conveniently close to various amenities, such as a primary school, village hall, 4 star hotel, coffee shop and garage. St Margaret's Hope being 4 miles away has a surgery, pharmacy, post office and convenience stores, hotels, restaurants, golf course and ferry route to mainland Scotland. The town of Stromness, a picturesque destination, is located approximately 23 miles away, while Kirkwall, which offers more extensive amenities, is approximately 11 miles away. A well served regular bus service is available to Kirkwall and Stromness.

This property would make a perfect, stunning family home and will appeal to a wide variety of clients. We highly recommend viewing to see the full potential this stunning property has to offer.



Entrance Hallway

Located at the front of the property, triple glazed door, window and two Velux. A large double cupboard with hanging and shelves and electric meters. Wall lights. Access to the sitting room, utility room, shower room, bedrooms and large under stairs cupboard.

Utility room

Floor and wall mounted cupboards with stainless steel sink and drainer set into counter top. Space for the Samsung washing machine. Boiler. Access to hallway.

Sitting Room

Floor to ceiling windows offer breathtaking views. Featuring a fantastic fireplace of original stone housing a double sided solid fuel stove on a decorative Caithness slate hearth. This can also be accessed from the dining room. The open plan room flows seamlessly into the dining room and kitchen. Access to entrance, dining room and kitchen.

Kitchen and Dining Room

Located in front of the property, offering stunning views over Copinsay and garden grounds. Double timber glazed doors with steps that lead to the front of property. The stunning limed oak floor and wall units with generous storage, pull-out double larder, and large central island with granite pre formed worktops and upstands, gives a modern look to the space. Black under counter composite sinks with mixer tap. Integrated dishwasher. Neff oven with steam, combi microwave and warming draw. Induction hob with a Neff stainless-steel ceiling mounted extractor above the central island make cooking a breeze. Integrated full height separate AEG fridge and freezer. Access to the dining, sitting room and entrance hallway.

Shower Room

Situated at the front of the property a privacy glass window. This neutrally fully tiled room features a large glass walk-in Mira mixer shower, semi pedestal sink with mixer tap, raised W.C. Heated towel rail. Back Lit Mirror. Access to hallway.



Bedroom 1

Double bedroom located at the rear of the property, this is a bright room with two picture windows offering views of the garden and land. Fitted wardrobe with hanging and shelving, fitted cupboard with shelving, recess shelving. Access to Ensuite and hallway.

Ensuite

Situated at the rear of the property with two privacy glass windows. A neutrally tiled room features a large glass walk-in Mira mixer shower. Semi pedestal sink with mixer tap. Bath. Bidet. Raised W.C. Heated towel rail. Back lit mirror. Access to bedroom 1.

Bedroom 2

Located at the front of the property with two picture windows with views over the garden. Fitted wardrobe with hanging and shelving. Access to ensuite and hallway.

Ensuite W.C

The powder room is located at the side of the property. The window has views over walled garden. Features a wash-basin with mixer tap set in a vanity unit. Tiling behind. W.C. Towel rail. Mirror. Access to the bedroom.

Cupboard

Large cupboard offering excellent storage is located under the stairs.

Attic Bedroom 3 and Study

Located on the upper level of the property, this spacious room has 4 Velux and 2 side windows offering views over the gardens and out to sea. The study area has a solid fuel stove set into the alcove with a Caithness slate hearth. The bedroom area has access to the eaves that offers storage. Access to the stairs and hallway.





Barn

Located in the garden at the side of the property. This detached small barn has a double glazed double door, two windows and two Velux windows with aspect to front and side over garden. Internal Caithness slab flagstone flooring. Patio area outside the barn with Caithness slab flagstones. Potential to develop this barn with consent from local authorities.

Gardens

A large, chipped drive leads up to the house and sits within a generous gardens laid mainly to lawn and wilding areas to attract wildlife. A walled garden is located to the South of the property. Sheltered area for entertaining is located at the front of the property. The site sits in is approx. 3 acres of land (1.21. hectares)

The land is bounded by timber and agricultural fencing and traditional dry stone walls.



EPC

Very energy efficient - lower running costs

(92 plus)	A	90	
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

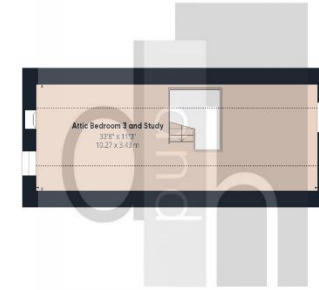
Very environmentally friendly - lower CO₂ emissions

(92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2056.89 ft²
191.09 m²

Reduced headroom

182.5 ft²
16.95 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

COUNCIL TAX

The subjects are in Band A. 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 D (63)

SERVICES

Mains electricity and water. Private septic tank.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. Furniture and selected white goods are negotiable.

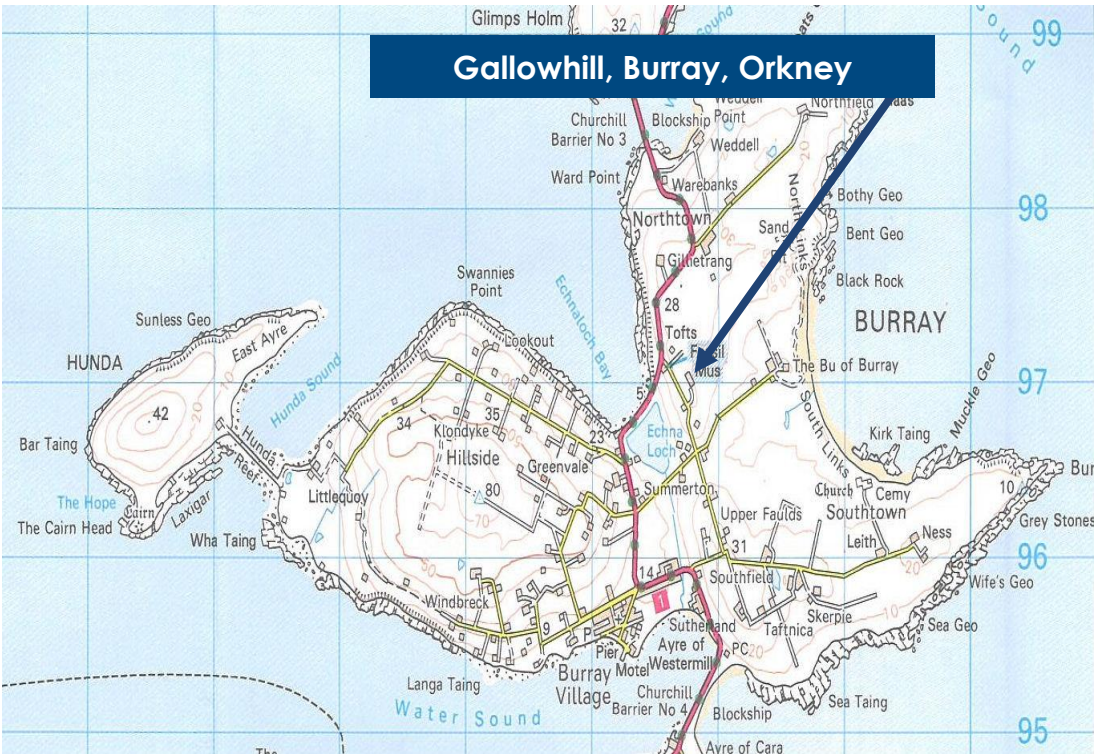
PRICE

Offers over £400,000 are invited.

VIEWING

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

Telephone: 01856 872216
Email: hello@dandhlaw.co.uk
*All viewings are conducted at the viewers own risk.



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NOTES - These particulars have been prepared following inspection of the property in April 2025 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.