



OTTERSGILL, STENNESS, ORKNEY, KW16 3HA
FOR SALE – Offers over £300,000



Ottersgill, Stenness, Orkney

- Desirable property
- Rural area
- Breathtaking shoreline views
- Bright décor
- Light-filled rooms
- Night storage and convector heaters, a section has underfloor heating, AGA is heated by electricity
- uPVC and timber double-glazed windows, Velux's and doors
- Integral garage
- Flagstone flooring
- Detached stone outbuilding/shed
- Adjoining land and separate land nearby extending to 3.5 acres (1.416) hectares

Ottersgill is a desirable detached cottage. It is unique and offers an amazing lifestyle property. It is situated on a stunning shoreline position in the rural area of Stenness. The property and land are extending to approximately 3.5 acres.

The property benefits from bright décor throughout, an inviting sitting room, a conservatory with a sleeping nook, kitchen with dining area, utility area, modern ensuite wet room and family bathroom with 3 good-sized bedrooms. There is the benefit of an integral garage and detached outbuilding. There is adjoining and nearby land.

The property is conveniently located 5 miles from Stromness, where you can find independent shops, a supermarket, a post office, schools, sports amenities, and the main ferry port. Stenness primary school is located 2 miles away. Kirkwall, along with its additional amenities, is approximately 11 miles away.

This property would be ideal for a wide range of purchasers, including those who are looking for a family home. We highly recommend viewing to see the full potential this desirable shoreline property has to offer.



Ground Floor

Entrance Porch

Entry through uPVC half-glazed front door and windows to front and side aspects. Shelf. Access to hallway.

Sitting Room

Bright and stylish room with windows facing the rear, offering fantastic views of the garden and out to sea. Open fireplace with an attractive stone surround, slate hearth and timber mantle. Built-in lower shelves under windows. Shelving. Built-in timber-framed corner sofa. Access to the hallway.

Kitchen Room

Windows to the front and side aspects. Built-in corner bench with room for a dining table. Modern floor and wall-mounted units with a good run of worktop space. Laminate worktop and upstands with a stainless-steel splash back behind the stainless-steel sink with drainer and mixer tap. The Aga has been converted to electric. Space for under-counter fridge. Clothes drying pulley on the ceiling. Access to the understairs cupboard. Access to the hallway.

Utility Area/Hallway

Run of worktop with space for washing machine and fridge freezer. Access to bedroom 3, family bathroom, kitchen room and integral garage.

Family Bathroom

Privacy glazed window to side aspect. Glass shower enclosure with vinyl wall panelling. Pedestal wash hand basin. Tiling. Feature wooden panelling and shelving on the wall behind the W.C. Bath with a mixer tap and tiling around. Mirror cupboard and light above sink. Heated towel rail. Access to the utility area and hallway.



Bedroom 3

Double bedroom. Windows to the side and rear aspect with amazing views over the garden and out to sea. Built-in dressing table and mirror. Decorative wooden panelling to the rear wall. Access to the hallway and utility area.

Bedroom 2

Double bedroom, currently with two single beds. Windows onto the side aspect. Internal window to conservatory as a design feature. Wooden panelling on walls. Built-in shelving. Recessed wardrobe. Access to the hallway.

Study Area/Hallway

Open shelving and desk. Decorative Inset shelving and shelf above the heater. Access to the conservatory, bedroom 2 and entrance porch.

Conservatory

uPVC windows and double doors offering panoramic views of gardens and out to sea. Internal window to bedroom 2. Wooden panelling on walls and ceiling. Recess area for furniture. Access to the Sleeping Nook and the hallway. Sleeping Nook is above the conservatory and is a great area for children to create a den. Velux window. It can also be used for storage.

First Floor

Games Room

Direct access from stairs. Shelving above stairs. Window with views to the front. Velux's with views to the side aspect. Recessed cupboard. Wooden panelling on a wall. Shelving. Versatile large room. Sliding timber doors give access to bedroom 1 and the ensuite.



Bedroom 1

Double bedroom. Window and Velux to the side aspect. Velux to the side aspect. Double recessed wardrobe with timber doors, hanging space and shelving. Mirror. Access to the roof void that can be used for storage, games room and ensuite bathroom.

Ensuite Bathroom

Wet room style, shower with wet wall panelling and a shower screen. W.C. Corner wash hand basin. Glass shelf. Shaving mirror. Heated towel Rail. Access to bedroom 1.

Integral Garage

Located at the front of the house with an electric door. Workshop area and shelving. Concrete flooring. Internal timber door giving access to the hallway with a utility area.

Gardens and Detached Outbuilding

Ottersgill is surrounded by established gardens and adjoining land. The approach is over a lengthy surfaced road. The front of the property has a wooden gate and a hardcore parking area. The gardens are established and are mainly laid to lawn with the side garden for vegetables. The gardens are mainly enclosed by attractive drystone dyke (walls). A detached stone built shed with workshop area is situated to the north-west of the dwelling. The entrance door of this property will need renovation.

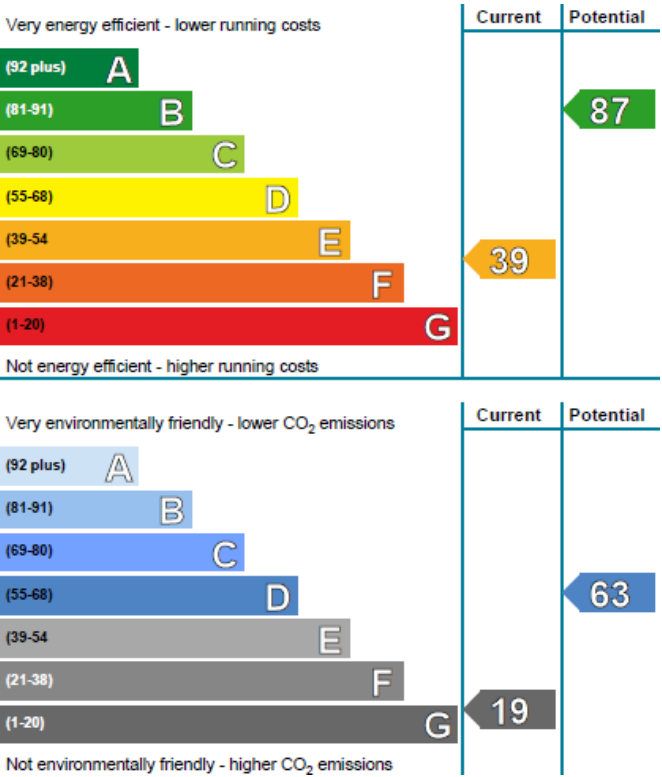
Land

Ottersgill extends to approximately 3.5 acres(1.416) hectares. North and south of the main gardens are fantastic overgrown paddocks with native seaside plants. A separate piece of land is located closer to the main road. Boundaries are mainly drystone dyke and wire fencing.





EPC



Floor Plan



COUNCIL TAX

The subjects are in Band C. 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 E (39)

SERVICES

Mains electricity and water with drainage. Private septic tank.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. White goods are excluded from the sale price. Moveable furniture available by separate negotiation.

PRICE

Offers over £300,000 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 May 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.

May 2025