



FREEHALL, AIRAFEA ROAD, STRONSAY, ORKNEY KW17 2AF  
**FOR SALE – Offers in the region of £95,000**





## Freehall, Stronsay, Orkney

- Picturesque location
- Fantastic position
- Great potential
- Multi fuel stove, combination oil boiler to radiators
- Timber based shed and based corrugated greenhouse
- uPVC double glazed windows and entrance door, timber fascia's to rear roof
- Three attached interlinked generous stone barns

Freehall is a 2-bedroom, single storey detached property with side and rear extensions. Attached stone outbuildings that are linked internally. Situated in a fantastic rural position with established gardens offering far reaching views over the island of Stronsay.

The property benefits from a large open plan kitchen and dining room and good size sitting room with 2 bedrooms, study room and shower room. The main property has side and rear extensions in need of repair and offers great potential for the future owners. Attractive gardens and three attached, spacious, interlinked stone barns. The extensive front and rear gardens feature lawns and decorative grasses, a small pond, timber shed and greenhouse. The driveway provides ample parking.

Freehall would benefit from modernisation and, as such, the property is not considered suitable security for mortgage purposes.

Stronsay, is one of Orkney's outer Isles, it is linked to the Orkney mainland by ferry and air services. The picturesque island's amenities include primary and junior secondary schools, general stores, post office and hotel.

This property is ideal for a variety of buyers, including families and those seeking a renovation project. We highly recommend viewing to appreciate the full potential of this property.



### **Entrance Hallway**

Half glazed uPVC door. Wooden style half paneling to walls. Electrical boards. Coat hooks. Access to the kitchen and dining room.

### **Sitting Room**

Windows to the front aspect. Featuring original timber mantelpiece with decorative tiled surround and multi fuel stove. Cupboard housing fuse box. Access to kitchen, study and bedroom 1.

### **Kitchen/Dining Room**

Window to front and side aspect. Floor and wall-mounted units with an ample run of worktop space. Tiled back splash. Stainless sink with mixer tap and drainer. Space for washing machine, cooker and fridge freezer. Shelf. Space for a dining table and chairs. Access to inner hallway and living room and entrance hallway.

### **Study**

Window at the side and front aspect. Access to the sitting room. Cannot currently be entered due to being in a state of disrepair.

### **Bedroom 1**

Window to front aspect. Double bedroom. Loft access. Shelving units. Access to sitting room.

### **Bedroom 2**

Window to side and rear aspect. Cupboard. In need of complete renovation. Access to inner hallway.

### **Shower Room**

Privacy glazed window to the rear aspect. Wash hand basin. W.C. Shower enclosure with mixer shower. Mirror cabinet. Access to landing.





## Outside

Timber entrance gate with sweeping track leading from the public road. Established garden grounds are bounded by agricultural type post and wire fencing. Mainly laid to lawn with attractive grasses and generous rear lawned area. Established gardens surround the property with concrete pathways and parking space.

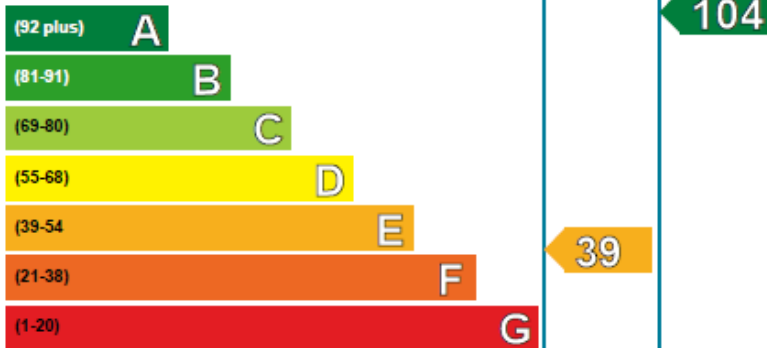
Three attached stone barns that are linked internally and offer a garage and generous storage. Floors are mixture of concrete and flagstones. Small timber shed. Greenhouse clad with corrugated sheets.



# Floor Plan

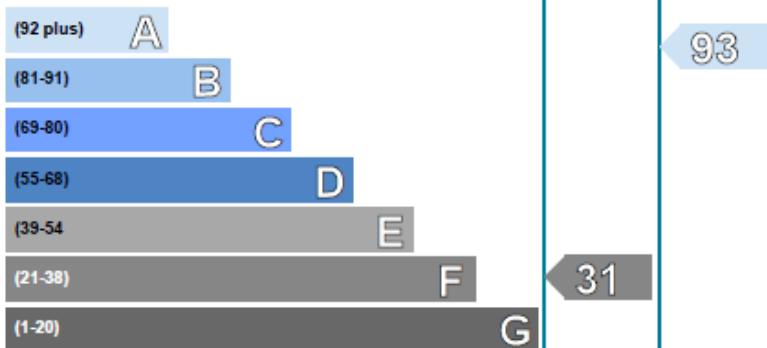
## EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions



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

2550.29 ft<sup>2</sup>

236.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 E (39)

## SERVICES

Mains electricity and water with drainage to cesspit.

## GENERAL

The subjects are not suitable security for mortgage purposes. The rear extensions of property to be entered at own risk. This property is sold without warranty or guarantees.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

## PRICE

Offers in the region of £95,000 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](mailto: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 July 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.

July 2025