

**HEDDLE COTTAGE, 36.5 ACRES OR THEREBY,  
HEDDLE HILL, FIRTH, KW17 2JX  
OFFERS OVER £130,000**





## ACCOMMODATION

**VESTIBULE – 2m x 0.94m**

**HALL – 3.4m x 1.78m**

**LIVING ROOM – 3.8m x 3.26m**

**KITCHEN – 3.65m x 2.3m**

**BATHROOM – 2.52m x 2.52m**

**BEDROOM 1 – 3.6m x 2.83m**

**1<sup>ST</sup> FLOOR LANDING – 1.8m x 1.3m**

**BEDROOM 2 – 3.9m x 2.95m**

**BEDROOM 3 – 3.7m x 2.75m**

## OUTSIDE

**STORE – 3.6m x 3.6m**

**FORMER BYRE – 9m x 3.8m approx.**

**TRACTOR SHED – 6m x 3.7m approx.**

**STORE 1 – 4.5m x 3.7m approx.**

**STORE 2 – 4m x 3.7m**

**BARN**



Hedde Cottage is a 3 bedroom dwellinghouse, which requires extensive modernisation, with range of traditional outbuildings and land all extending to 36.5 acres or thereby. The attractive property is situated just outside the village of Finstown and enjoys views over the surrounding farmland.

The dwellinghouse has a private spring water supply which may need to be upgraded by either boring a well or connecting to the mains supply. There is mains heating and the living room and bedroom 1 both have UPVC framed double glazed windows. The bathroom has a bath and a shower with wet room style floor.

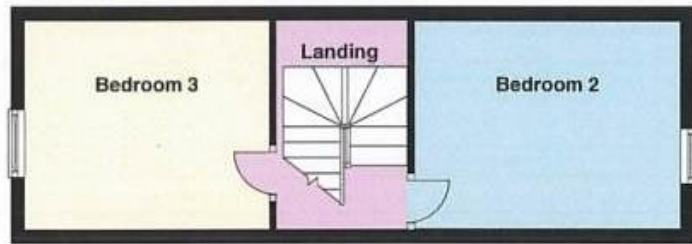
There are two sections of the outbuildings to the rear of the house, one of which has a connecting door into the property. There is also a barn a short distance away.

The land, which has not been farmed for over 40 years, extends to 35 acres or thereby. Interested parties should note that there is a right of way through the land as shown on the plan.

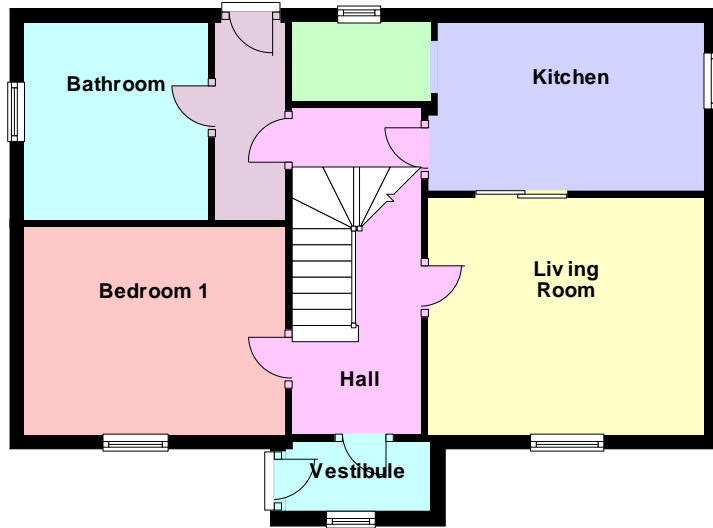






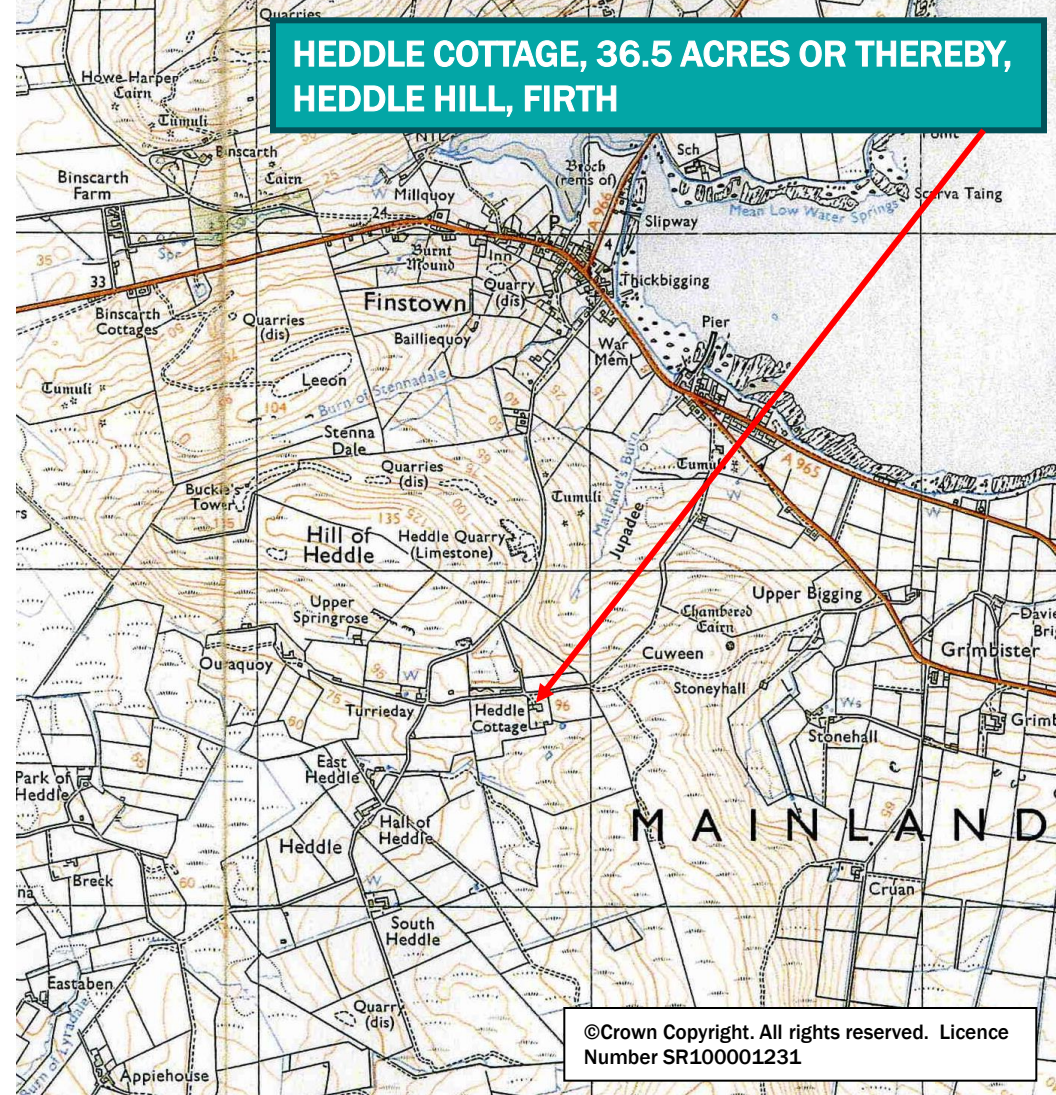


**FIRST FLOOR**



**GROUND FLOOR**

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HEDDLE HILL, FIRTH**



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**RJF**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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