

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









Heddle 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.





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

1ST 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

TRACTOR SHED - 6m x 3.7m approx.

STORE 1 - 4.5m x 3.7m approx.

STORE 2 - 4m x 3.7m

BARN

SERVICES - Mains electricity. Private water. Private septic tank.

COUNCIL TAX BAND - Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

VIEWING - For an appointment to view please contact Lows Property Department.

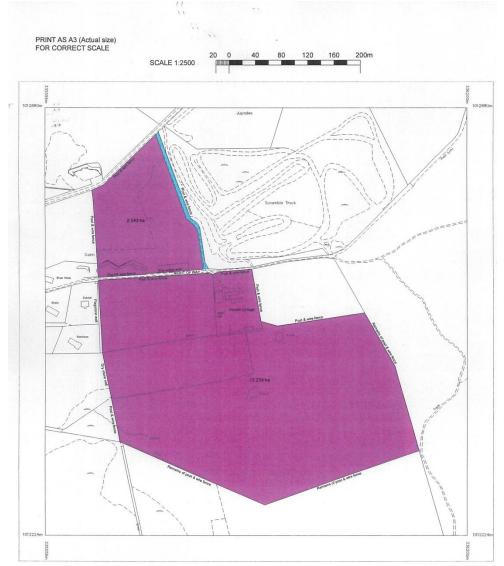
ENTRY - By arrangement.

PRICE - Offers over £130,000

Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.





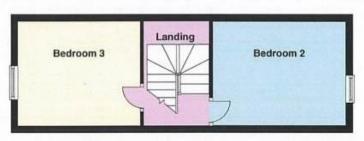




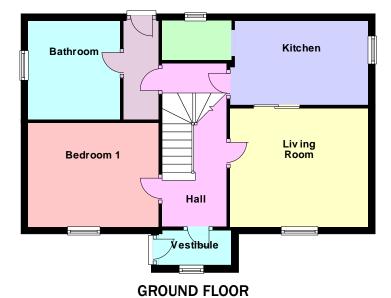
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TITLE DEED PLAN HEDDLE COTTAGE FIRTH ORKNEY

Note: All measurements are "or thereby" Plan prepared by A H MacKenzie 21 June 2016 OS Grid Ref: E 335834 / N 1012592



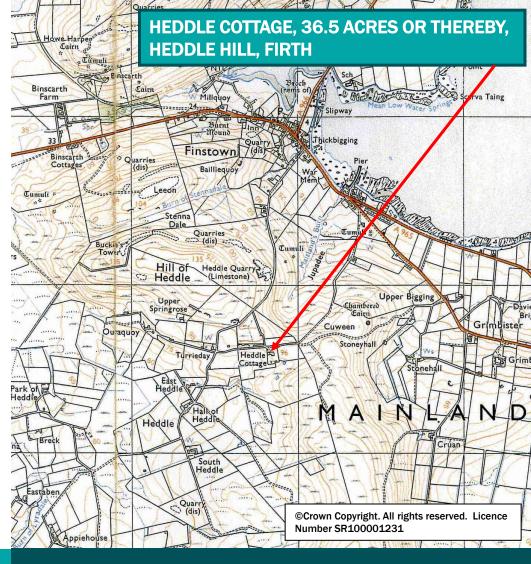
FIRST FLOOR



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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