

West Thrave, Burness, Sanday, Orkney

West Thrave is a small farm with lands extending to 23 acres or thereby and a range of outbuildings.

The dwellinghouse is a traditional stone build, 2 storey and has 3 bedrooms with partial double glazing; the radiators in the bedrooms and towel rail in the bathroom are heated by a solid fuel Morso stove in the livingroom.

The property has a well established walled garden with greenhouse and enjoys panoramic views towards the sea and across the island.

Set on West Thrave Treb Dyke – a listed archaeological site; located in Burness Parish, within 5 miles of school, airfield & main villages; 10 minutes walk along a grass track to the nearest beach.

Sanday is one of the North Isles of the Orkney archipelago, situated off the north coast of Scotland. It is a fertile island with a thriving agricultural economy and a population of about 600 people.

ACCOMMODATION:

GROUND FLOOR:

Porch: 8'10" x 7'



Front door; large windows facing south west overlooking the garden; storage cupboards; door to Livingroom/Kitchen

Livingroom/Kitchen: 22'8" x 12'7"



2 windows, facing south west and north east; solid fuel Morso stove; fitted kitchen units; Rangemaster cooker with double oven (gas and electric) 4 DPP; 2SPP; TV point; pinewood flooring

Door to hallway

Hallway: 9'3" x 3'1"

window facing southwest; coat rack; 1 SPP; telephone point; pinewood flooring

Bathroom: 9'2" x 6'10"

window facing northwest; 3 piece white bathroom suite comprising bath, w.c. and w.h.b. with electric shower over bath; towel rail heated from stove; understair cupboard; pinewood flooring

FIRST FLOOR:

Landing: 21'2" x 3'1"

2 windows, facing northeast and southeast

Bedroom 1: 12'7" x 11'8" (at widest)

window facing southwest; 3 DPP; TV point; telephone point; radiator; wooden flooring

Bedroom 2: 9'6" x 7'2"

window facing southwest; hatch to attic; 1 DPP; 1SPP; radiator; carpet flooring

Bedroom 3: 9'6" x 7'2"

window facing southwest; built-in cupboard; 2DPP; carpet flooring

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OUTSIDE

Range of outbuildings:

Bothy 23' x 13'

adjoining main dwelling house and suitable for conversion to extra self-contained accommodation; 2 windows, facing southwest and northeast traditional flagstone floor; fireplace.

Byre 1: 30' x 14'5"

with door leading to byre 2/stable

Byre 2/stable: 30' x 14'5"

Barn: 60' x 14'

access from both ends; flagstone floor

concrete area for animal handling



vegetable plot

Walled garden:



well established and sheltered with small lawned area; hedging; herbaceous border and vegetable plot.

Services: Mains water, electricity and telephone ; drainage to private septic tank

Council Tax: Band B (£963.15 for 2008/09)

Price: Offers over £185,000

Viewing: For an appointment to view please telephone the selling agents or the vendors Mr and Mrs Walker on 01857 600747

Entry: By arrangement

Offers: Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a solicitor will be advised of any closing date for offers.

While the above particulars are believed to be correct they are not warranted and shall not be referred to in any missives or conveyance of the subjects