

Russland Mill, Harray



Magnificently renovated 19th century water mill in idyllic location beside Loch of Harray set in $\frac{3}{4}$ of an acre of landscaped garden. Double glazing throughout and oil fired underfloor heating.

The imaginative conversion of water mill to a three storey house lies within the protection of a Site of Special Scientific Interest. The property must be viewed to be fully appreciated.

Highlights of the conversion include:- reconstruction with original stone and reclaimed Caithness slate roof. Bespoke pitch pine staircase by Casey Construction using timbers more than 100 years old salvaged from a Stromness pier; these timbers are also utilised as beams in the kitchen ceiling. French limestone flooring on the ground floor and wide board french maritime pine flooring on 1st and 2nd floors. Huge south facing arched window with unrestricted views over Loch of Harray towards Hoy Hills. Beech internal doors and redwood skirting boards. Distinctive and unusual lighting throughout.

Accommodation on 3 floors comprises:-

Ground Floor

Hall: 17'4" x 8'10"



arched wooden front door; arched window facing west over Loch of Harray; small meter cupboard; 2dpp; 1spp; telephone socket; french limestone tiled floor.

Open plan bespoke staircase to 1st floor.



Kitchen: 17'2" x 13'1"



2 windows facing west over Loch of Harray; window facing east; wooden beamed ceiling; free standing base units; wooden wall cupboards; free standing unit housing built-in oven and hob with extractor hood; double sink with 2 drainers and mixer tap; 5dpp; french limestone tiled floor.

L-shaped Passage: 7'4" x 3'11" + 3'6" x 3'6"

french limestone tiled floor.

Bedroom 1: 14'4" x 8'2" (at widest)

large window facing south over Loch of Harray towards Hoy Hills; 1spp; fitted carpet.

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Bedroom 2: 14'6" x 8'1"

large window facing south over Loch of Harray towards Hoy Hills; 1dpp; fitted carpet.

Shower-room: 7'10" x 4'7"

window facing north; large wetroom shower cubicle (3'11" x 3'5") with glass bricks on 2 sides; white suite comprising wc and whb; towel rail; french limestone tiled floor.

Utility Room: 7'10" x 4'4"

housing oil fired boiler; fitted shelving; 2dpp; concrete floor.

First Floor

Sittingroom: 22'9" x 17'2"



spectacular arched window facing south with panoramic views over Loch of Harray toward Hoy Hills; window seat; 3 windows facing west over Loch of Harray; window facing east; 8dpp; tv aerial socket; telephone socket; small box window facing east; french maritime pine floor.



Landing: 8'10" x 6'11" (at widest)

2 windows facing west over Loch of Harray; french maritime pine floor.

Bathroom: 10'4" x 6'9"



small window facing north; white bathroom suite comprising built-in bath with wooden panelling, wc and whb; radiator; heated towel rail; non-slip vinyl flooring.

Livingroom: 19' x 6'2" + 7'2" x 3'11"

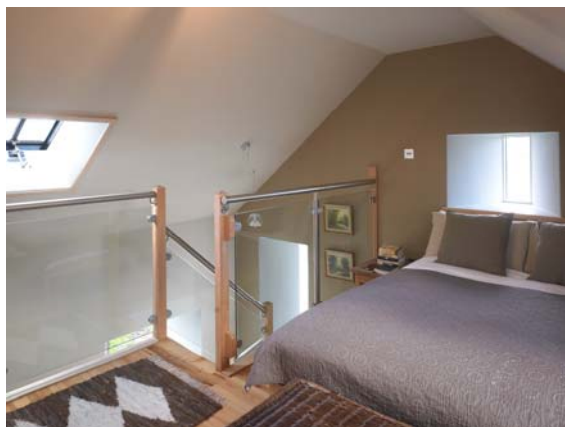


2 windows facing west over Loch of Harray; window facing east; cupboard housing hot water cylinder; 4dpp; french maritime pine floor.

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Second Floor

Bedroom 3: 13'3" x 13'2"



open plan; small window facing north; 2 skylights; coomb ceiling; large radiator; french maritime pine floor.

Passage: 8'8" x 6'2"

coomb ceiling; french maritime pine floor.

Study/Mezzanine: 13'9" x 6'10"



overlooking sittingroom; coomb ceiling; 2dpp; telephone socket; french maritime pine floor.



Outside



3/4 acre of landscaped garden containing:- area laid to lawn, drying green, grass paving, reed bed; oil tank. An environmentally friendly system for treatment of sewage through a reed bed has been established, which system has been approved and registered with SEPA.

Timber clad block shed: 19' x 10'2" with electric power

Garden shed: 8'4" x 5'11" on platform decking; provides a quiet retreat in the most secluded part of the garden.

Services: Mains water, electricity and telephone.

Council Band E (£1,477.32 payable Tax: 2007/08, includes water charges).

Price: Offers over £370,000 are invited.

Viewing: For an appointment to view telephone the selling agents.

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.