



ORKNEY PROPERTY CENTRE

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**Helmsley, Stronsay,
KW17 2AR
Offers over £160,000**



Helmsley is a spacious three bedroom cottage with various outbuildings and large garden grounds situated in a charming, tranquil setting, tucked away in a quiet position on the outskirts of Whitehall Village.

The original timber cottage has been refurbished in recent years and provides a living room, kitchen, three bedrooms, shower room, en-suite bathroom, vestibule, porch, pantry/larder and an externally accessed utility. The outbuildings include a workshop, old garage, shed, garage and a boat shed.

Amenities on Stronsay include a primary and junior secondary school, healthy living centre, hotel, post office and two general stores. Regular roll-on, roll-off ferry and scheduled air services connect to the Orkney Mainland.

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Vestibule

2.10m x 0.83m (6ft 11" x 2ft 9")

Porch

2.10m x 1.95m (6ft 11" x 6ft 5")

Pantry/Larder

2.10m x 2.26m (6ft 11" x 7ft 5")

The vestibule with tiled flooring and an inner glazed door leads into the porch with access to the pantry room/larder offering four deep freezers, shelving etc.



Hallway

5.12m x 3.13m (16ft 10" x 10ft 3") at most

The hallway has a wooden floor and has a large cupboard housing the water cylinder, along with a further shelved cupboard. Dishwasher. Radiator.



Kitchen

5.12m x 3.68m (16ft 10" x 12ft 1")

The kitchen is fitted with a range of units at floor and eye level with an oil fired Stanley range cooker. Ample space for a table and chairs. Fridge included. Window to the front and one to the rear.



Living room
5.18m x 4.26m (17ft x 14ft)

Warm and welcoming living room with a multi-fuel stove sitting on a flagstone hearth with a stone fireplace and timber mantle providing a cosy focal feature. Carpeted and with neutral décor. Windows to the front, side and rear of the property. Radiator.



Bedroom 1
4.03m x 2.94m (13ft 3" x 9ft 8")

Inviting spacious double bedroom with a window to the rear. Built-in wardrobe with hanging rail and shelving. Radiator.



En-suite Bathroom
2.50m x 1.72m (8ft 2" x 5ft 8")

Comprising of a wash hand basin fitted into a vanity unit, W.C. and a bath with shower attachment. Heated towel rail. Radiator.



Bedroom 2

4.69m x 2.78m (ft " x ft ")

This bedroom is currently utilised as an office. Carpeted and with wood lined walls. Built-in wardrobe. Two windows to the rear. Radiator.



Bedroom 3

4.69m x 2.27m (15ft 5" x 9ft 1")

Carpeted bedroom with wood lined walls. Built-in wardrobe providing storage. Window to the side and one to the front of the property. Radiator.



Shower room

2.23m x 1.82m (7ft 4" x 6ft)

Well appointed bathroom fitted with a white suite comprising W.C., wash hand basin and a shower. Window to the rear. Radiator.



Externally accessed utility room
2.28m x 1.10m (7ft 6" x 3ft 7")
Washing machine and a drier included.
Stainless steel sink and shelving.

Boat shed
8.82m x 3.92m (28ft 11" x 12ft 10")

Garage
5.29m x 3.12m (17ft 4" x 10ft 3")

Workshop
4.55m x 4.55m (ft " x ft ")
In need of attention.

Old garage
6m x 2.8m (19ft 8" x 9ft 2")

Garden shed
3.5m x 2.3m (11ft 6" x 7ft 7")

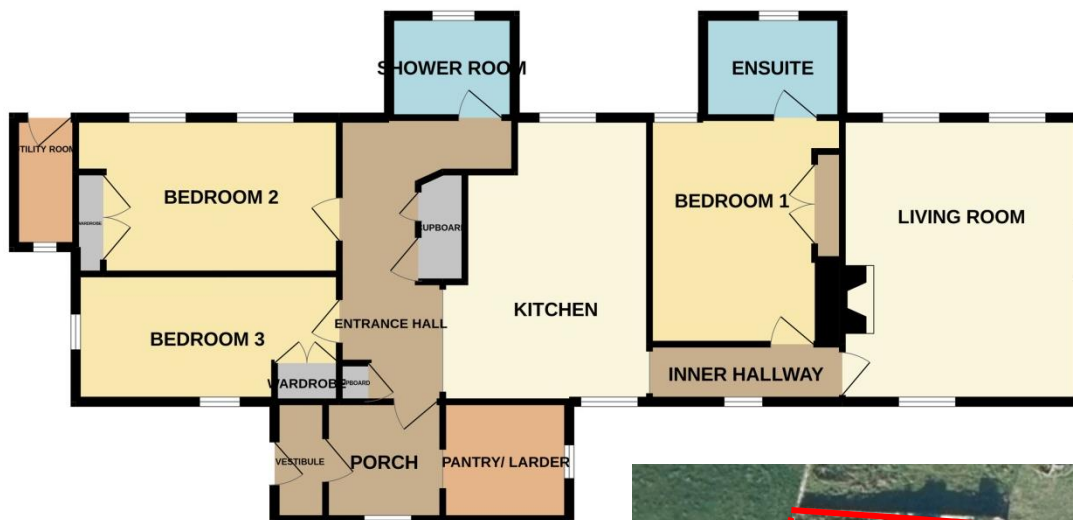




A gravelled driveway leads in from the main road. A pathway wraps around the property with areas of mature planting and a large lawn to the front.



Helmshley has uPVC windows and door and oil central heating throughout.



Services – Mains services,
Telephone, Septic tank

General Notes –

- **Council Tax** – Band B. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band G
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By Arrangement
- **Fittings and fixtures** – 4 freezers, fridge, washing machine, drier, dishwasher and piano are included in the sale
- **Price** – Offers over £160,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of October 2022. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.