



Offers over £210,000

Fursan
Evie, KW17 2PE

Harcus.



Fursan is a substantial former farmhouse with a wide range of outbuildings and land extending in all to 8.6 acres or thereby. The property is in need of extensive renovations and is not suitable for mortgage purposes.

Situated within walking distance to the Primary School and a short drive to the village with a general store.

Accommodation comprises Living room, Kitchen, Bathroom, three Bedrooms and a fourth Bedroom/Sitting room.



 3 bedrooms

 1 bathrooms

 2 Public room

Entrance hall

2m x 0.84m (6ft 6" x 2ft 9")

Inner hall

3.5m x 0.84m (11ft 5" x 2ft 9")

Hall

2.73m x 0.84m (8ft 11" x 2ft 9")

Walk-in Cupboard/Pantry

With fitted shelving and housing the hot water tank.
Radiator.

Living room

4.67m x 4.18m (15ft 3" x 13ft 8")

With wooden flooring and a fireplace. Shelved alcove.
Radiator.

Kitchen

4.07m x 3.64m (13ft 4" x 11ft 11")

Fitted with floor and eye level units. Cooker point.
Plumbing for a washing machine. Flagstone floor.
Radiator.



Living room



Kitchen

Bathroom

2.88m x 1.93m (9ft 5" x 6ft 4")

Fitted with a shower over the bath, W.C. and a wash hand basin. Tiling to the walls. Vinyl flooring. Heated towel rail.



Bathroom

Bedroom 2 / Sitting room

3.7m x 3.65m (12ft 1" x 11ft 11")

This room has a wooden floor and a fireplace. Access to the garage. Radiator.

Bedroom 1

3.54m x 2.83m (11ft 7" x 9ft 3")

Carpeted double bedroom with a window to the rear. Radiator.



Bedroom 2 / Sitting room

Bedroom 3

3.84m x 4.15m (12ft 7" x 13ft 7")

Spacious double bedroom with two windows.
Enjoying views to Eynhallow Sound and Rousay.
Radiator.



Bedroom 3

Bedroom 4

3.21m x 2.51m (10ft 6" x 8ft 2")

This double bedroom benefits from a walk-in wardrobe providing excellent storage. Radiator.



Bedroom 4



Walk-in wardrobe



Outbuildings

Garage

15m x 4m (49ft 2" x 13ft 1")

Barn

7m x 4.2m (22ft 11" x 13ft 9")

Barn Loft

13m x 4.2m (42ft 7" x 13ft 9")

Byre

7.3m x 5.2m (23ft 11" x 17ft)

Tractor Shed

8m x 3m (26ft 2" x 9ft 10")

Former Pig Sty

9.5m x 4m (31ft 2" x 13ft 1")

Shed 1

8.2m x 3.8m (26ft 10" x 12ft 5")

Store

4.2m x 4m (13ft 9" x 13ft 1")

Former Stable

6.6m x 4.3m (21ft 7" x 14ft 1")

Shed 2

4.4m x 2.2m (14ft 5" x 7ft 2")



Outside

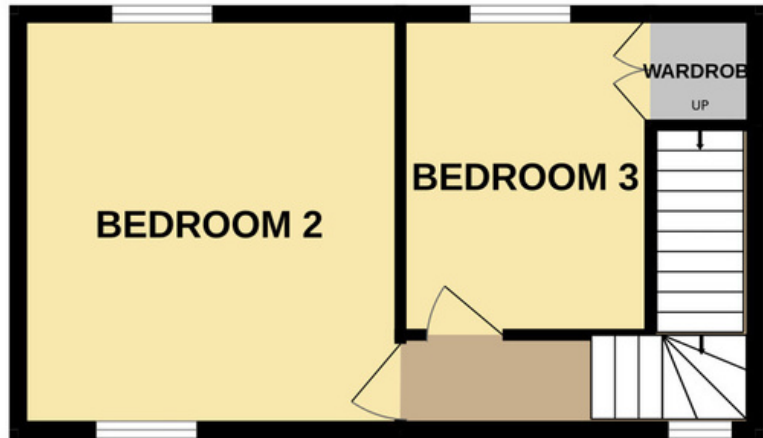
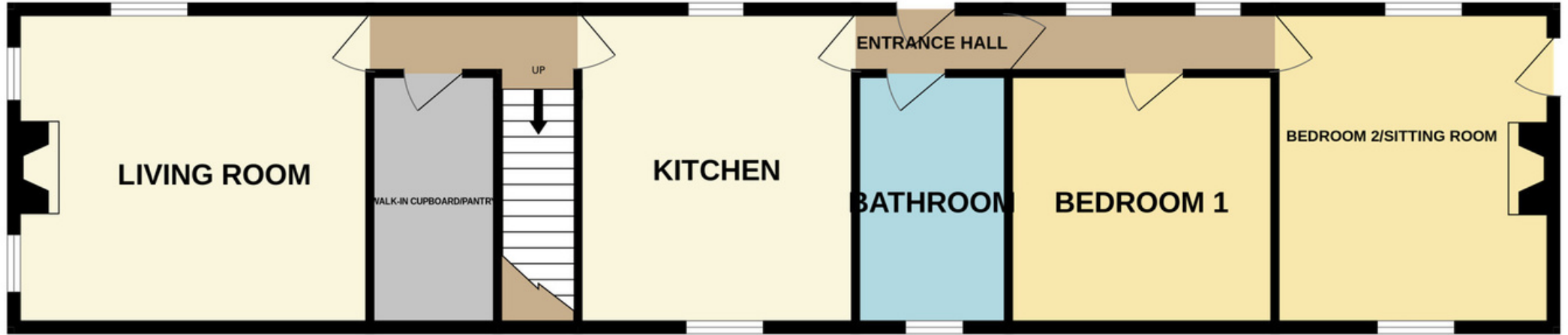
Outside there is ample parking and a sheltered walled garden with mature planting and a solar dome greenhouse.

The land extends in all to 8.6 acres or thereby and is divided into several fields and paddocks.





Floorplan



Services – Mains services, Private Septic tank

Council Tax

Band C. This may be reassessed when the property is sold.

Energy Performance Rating

Band F

Entry

By arrangement.

Fittings & fixtures

All floor coverings and curtains are included in the sale.

Price

Offers over £210,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Arrange a viewing

Contact us


Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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