



Offers over £95,000

Bow  
Flotta, KW16 3NP

Harcus.





**Bow is a delightful two bedroom detached property full of charm and character throughout. The property also benefits from two attic rooms. Outside are four outbuildings, all set within a mature garden.**



Situated in a lovely peaceful location on the picturesque island of Flotta. Bow enjoys wonderful views to Kirk Bay where Orcas have been spotted along with the delightful sights and sounds of seals.

Excellent connections to Hoy and the Mainland by regular roll-on roll-off ferries.

Accommodation comprises of Entrance Vestibule, Hallway, Kitchen, Living room, Bathroom, two Bedrooms and two attic rooms.



**2 bedrooms**



**1 bathrooms**



**1 Public room**



### Entrance Vestibule

2.65m x 2.46m (8ft 8" x 8ft)

A half glazed entrance door leads into the welcoming vestibule with engineered laminate florng and chic decor. Two cupboards. Radiator.



### Hallway

2.93m x 0.84m (9ft 7" x 2ft 9")

Engineered laminate florng. Access to the attic rooms.



## Kitchen

3.90m x 2.87m (12ft 9" x 9ft 5")

This newly fitted kitchen has units at floor and eye level. Integrated eye level oven, gas hob and an extractor hood. Good run of worktops with a tiled splashback. Space for a fridge freezer. Window to the rear and a half glazed external door to the garden.



## Living room

3.98m x 3.46m (13ft x 11ft 4")

Charming living room with an oil fired Stanley rayburn also providing the heating to the property. Exposed stone wall and a wood lined wall providing character. A window to the front and one to the rear of the property. Airing cupboard.





## Bedroom 1

3.90m x 3.46m (12ft 9" x 11ft 4")

This bedroom is currently utilised as a sitting room. Exposed stone wall with an inset multi-fuel stove providing a cosy focal point. Window to the side and one to the front. Engineered laminate flooring and elegant calm decor. Radiator.



## Bathroom

2.63m x 1.68m (8ft 7" x 5ft 6")

Comprising of a bath with shower attachment, wash hand basin and a W.C. Vinyl flooring and a window to the front. Tiled walls. Heated towel rail. Radiator.

## Bedroom 2

2.93m x 2.87m (9ft 7" x 9ft 5") at most

This bedroom is situated to the rear of the property. With engineered laminate flooring and warm decor. Radiator.





### Attic Landing

1.73m x 3.13m (ft " x ft ")



### Attic room 1

3.96m x 3.13m (ft " x ft ")

With a velux window to the front. Built-in storage.

### Attic room 2

3.31m x 3.13m (ft " x ft ")

Velux window to the front.

## Outbuildings

- Outbuilding 1 - 6.61m x 4.43m (21ft 8" x 14ft 6")
- Outbuilding 2 - 4.60m x 4.43m (15ft 1" x 14ft 6")
- Outbuilding 3 - 4.94m x 3.59m (16ft 2" x 11ft 9")
- Outbuilding 4 - 3.56m x 2.67m (11ft 8" x 8ft 9")

The outbuildings have power and offer space for workshops and storage. Outbuilding 1 has recently had a new up and over door fitted. Outbuilding 4 currently houses the chickens.



## Grounds

The garden grounds are laid to lawn with a parking area to the side. Lovely space to relax and enjoy the views on offer.



**Bow has uPVC double glazed windows & external doors and oil central heating.**

## **Services**

Mains electricity and water, private septic tank

## **Council Tax**

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

## **Energy Performance Rating**

Band G

## **Entry**

By arrangement.

## **Fittings & fixtures**

All floor coverings, blinds and light fittings are included in the sale.

## **Price**

Offers over £95,000

## **Interested parties**

Please note your interest to Harcus Law.

## **Offers**

Written offers should be submitted to  
Harcus Law



# Floorplan





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### Contact us

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