



Offers around £470,000

West Manse
Langskail Road West, Westray, KW17 2DR

Harcus.



West Manse, an impressive and substantial Grade 2 Listed property, with the main building built around 1500 and serving as a Church of Scotland Manse from around 1520 to 1870. Various additions added in stages, probably mainly in late 1700s and early 1800s.

Through meticulous renovation and modernisation efforts by the current owners over the past two decades, the property has been significantly upgraded, leading to reduced heating costs due to high insulation levels. The wood burners and gas fire are purely for enjoyment. The house retains its original charm and character, creating a warm and inviting family home. The restoration of the property was recognised with the prestigious Laura Grimond Award.

Boasting many original features including fireplaces, wooden staircase, flagstone and wooden flooring, cornicing, picture rails and window shutters.

Currently, West Manse operates as holiday accommodation along with a self-catering apartment and has been a hub for reunions, writing, tapestry, weaving, painting, cooking workshops, church retreats, and family holidays for almost two decades, providing a cosy, secure haven for visitors to enjoy.

The property is environmentally friendly, cosy, and highly cost-effective in terms of electricity expenses.



6 bedrooms



6 bathrooms



3 Public room



West Manse

Ground floor

Entrance vestibule

1.66m x 1.61m (5ft 4" x 5ft 3")

Flagstone floor.

Hallway

With a flagstone floor and a staircase leading to the first floor, the owners have cleverly utilised the space under the stairs for children's play.

Cloakroom

1.44m x 0.93m (4ft 8" x 3ft)

Fitted with a W.C. and a wash hand basin.

Side entrance

1.93m x 1.55m (6ft 4" x 5ft 1")

Housing the components for the heating system.





Kitchen

4.61m x 4.29m (15ft 1" x 14ft) at most

The kitchen is designed to function as both a domestic and commercial kitchen. It features two range cookers, stone countertops on each side, a spacious central stainless steel island, a pizza table with several stainless steel drawers, two large sinks, and a separate handwash basin. This setup is specifically intended for catering events like weddings and anniversary dinners.

Sun room

4.80m x 3.91m (15ft 9" x 12ft 9")

Plumbed for two washing machines and a dishwasher, it includes a generous stainless steel work surface, ideal for various activities like planting seedlings or organising and folding laundry. Double glazed roof and a door to the rear.



Dining room

5.21m x 4.79m (17ft 1" x 15ft 8")

This sophisticated room offers ample space to accommodate a large table, chairs, and additional furniture. It features built-in cupboards that span the length of the room and a coal-effect gas fire. The elegant décor creates an inviting atmosphere for gatherings. Large windows allow natural light to flood in, providing a view of the beautiful landscape. This dining room seamlessly combines functionality with style, making it the perfect setting for both formal dinners and casual family meals.





Bedroom 1

4.85m x 4.69m (15ft 10" x 15ft 4")

A generously sized and elegantly designed double bedroom, showcasing a beautifully crafted decorative fireplace that serves as a charming focal point. The room's sophisticated décor adds a touch of refinement and elegance, enhanced by the rich, warm tones of the beautiful wooden flooring, which brings a natural, welcoming ambiance. This harmonious blend of elements creates a serene and inviting atmosphere, perfect for relaxation and comfort.

En-suite shower room

1.73m x 1.68m (5ft 8" x 5ft 6")

Fitted with a shower. W.C. and a wash hand basin.





First floor

Landing

The staircase leads to the first landing with a large window to the side.

Living room

5.77m x 5.17m (18ft 11" x 16ft 11")

A room beautifully adorned with large windows that welcome in a delightful stream of light and distinctive vaulted ceiling reaching 14ft 6in high. Featuring a fire surround with a wood-burning stove as a charming focal point. Complemented by wooden flooring, picture rails, window shutters, and built-in book shelving.





Bedroom 2

5.42m x 4.61m (17ft 9" x 15ft 1")

This spacious double bedroom boasts three large windows that provide delightful views of the surrounding area, allowing natural light to flood the room and create a warm, inviting atmosphere. The room features beautiful wood flooring that adds a touch of elegance and is adorned in harmonious tones that blend perfectly to create a serene and calming environment. Furthermore, there is ample space available for standalone bedroom furniture, ensuring that you have the flexibility to arrange and personalise the room according to your preferences and needs.

En-suite shower room

1.99m x 1.48m (6ft 6" x 4ft 10")

Fitted with a tiled shower. W.C. and a wash hand basin. Wood flooring and a window.





Bedroom 3

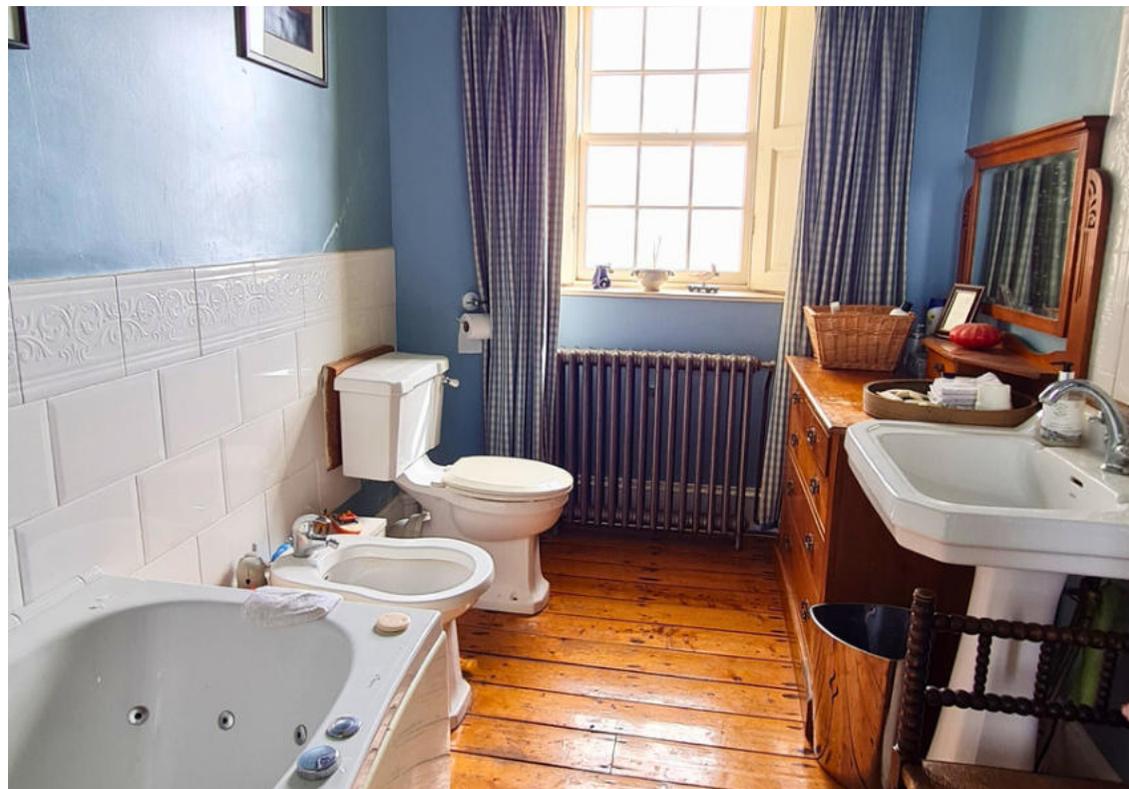
4.55m x 4.30m (14ft 11" x 14ft 1")

This double bedroom is adorned with windows on both the side and rear of the property, enhancing its natural light and ambiance. It boasts elegant wooden flooring and stylish décor. The room includes a built-in wardrobe, ample space for additional bedroom furniture, and a decorative cast iron fireplace framed by a wooden surround.

Bathroom

3.47m x 2.02m (11ft 4" x 6ft 7")

Comprising of a shower over the Jacuzzi bath, bidet, W.C. and a wash hand basin. Wood flooring and tiling to the walls. Heated towel rail.





Second floor

Bedroom 4 / Studio Apartment

5.97m x 4.67m (19ft 7" x 15ft 3")

The current owners have transformed this second floor into a self-contained unit for their personal convenience, featuring a compact kitchenette and a seating area. Additionally, a cast iron fireplace with a wood surround enhances the space.

En-suite bathroom

1.69m x 1.62m (5ft 6" x 5ft 3")

Comprising of a shower over the bath, W.C. and a wash hand basin. Velux window.

Bedroom 5 / Office

4.67m x 4.29m (15ft 3" x 14ft)

This space is currently utilised as an office but can effortlessly be transformed back into a bedroom if needed.



Brotchie

Brotchie is located in the former kitchen wing of the Georgian/Victorian Manse. The space has been thoughtfully renovated with local materials, offering cosy, well-lit, spacious, and comfortable accommodation for up to four guests, or perfect as an annex for additional family. It features its own entrance, with enclosed sheltered garden, and can also be accessed from the main house.





Living/Dining room

5.93m x 3.99m (19ft 5" x 13ft 1")

This inviting space features comfortable seating and a designated dining area, complemented by elegant flagstone flooring. A double box bed enhances the room's charm, while a wood-burning stove adds a cosy ambiance. A staircase leads to the bedroom.





Kitchen

2.92m x 2.21m (9ft 7" x 7ft 3")

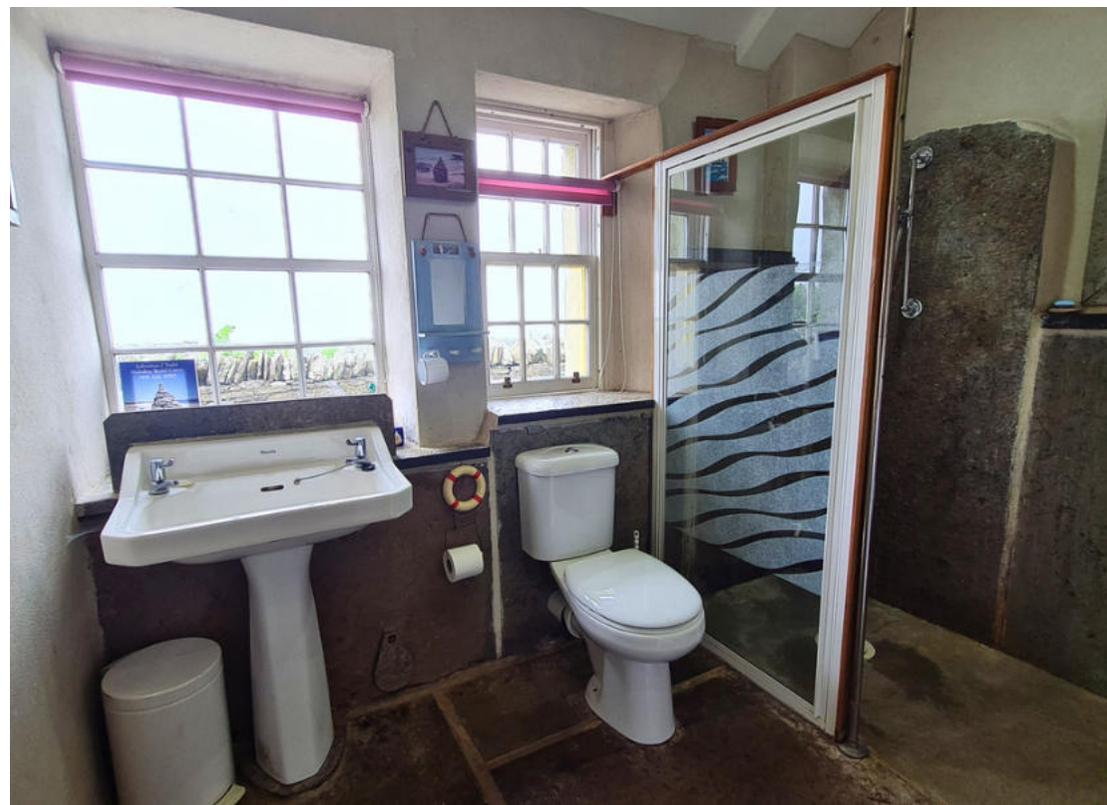
Featuring a cooker, hob, fridge, worktop space, and storage shelving. An external door leads out to a sunny, private patio.



Shower room

3m x 2.21m (9ft 10" x 7ft 3")

Shower room with charming flagstone flooring extending to the walls of the shower. Plumbed for a washing machine.





Bedroom

5.06m x 4.01m (16ft 7" x 13ft 1")

This large double bedroom showcases beautiful wooden flooring and sophisticated décor, providing ample space for a four-poster bed as well as additional freestanding furniture pieces.





Outside

At the front of the property, there is a circular turning area with available parking. A 7 kW car charger is installed near the front entrance of the house.

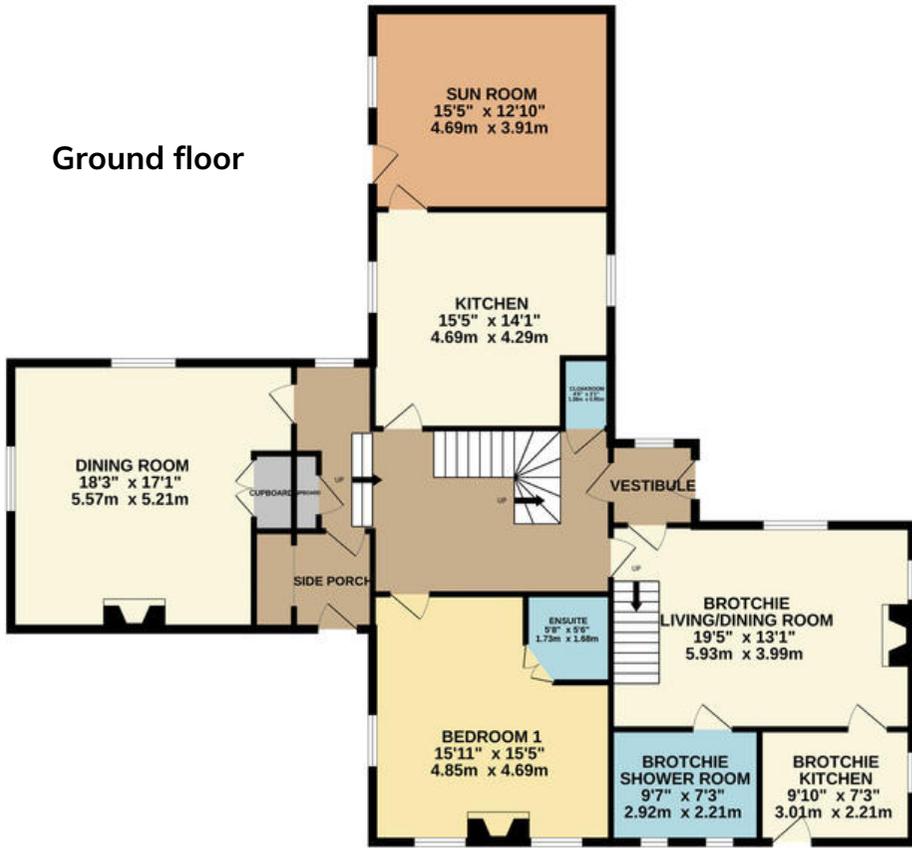
The garden grounds predominantly comprise well-kept lawns with mature planting and two paddocks. Nestled in a secluded area within the garden grounds is the 'Hobbit House', showcasing a grass roof, double-glazed window, and a porthole in the door. This spot offers a distinctive "glamping" experience or serves as a fun introduction to camping for children.



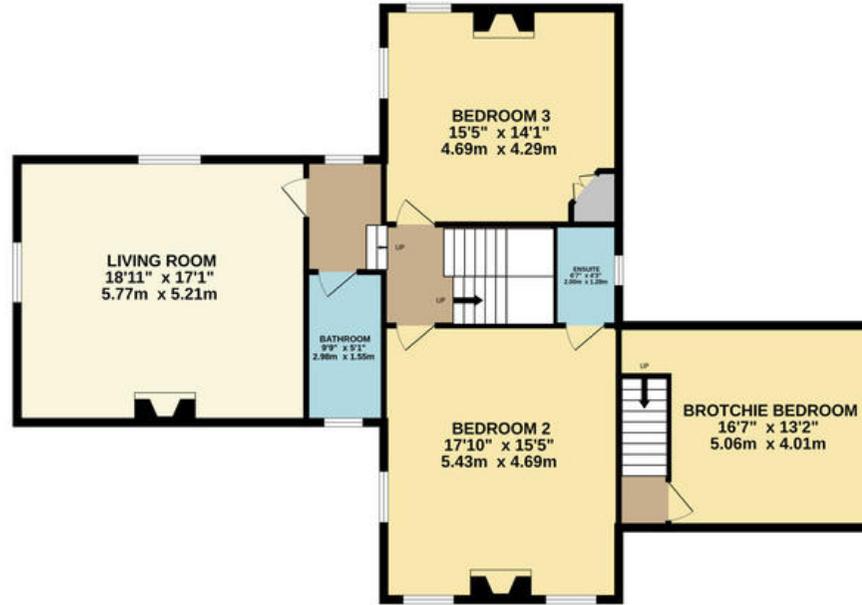


Floorplan

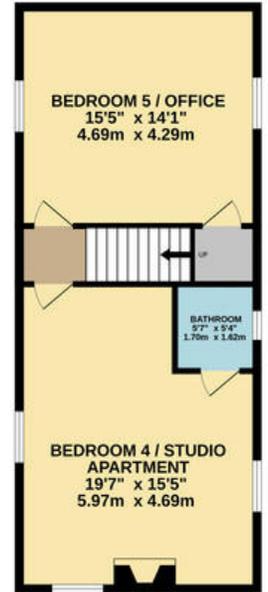
Ground floor



First floor



Second floor



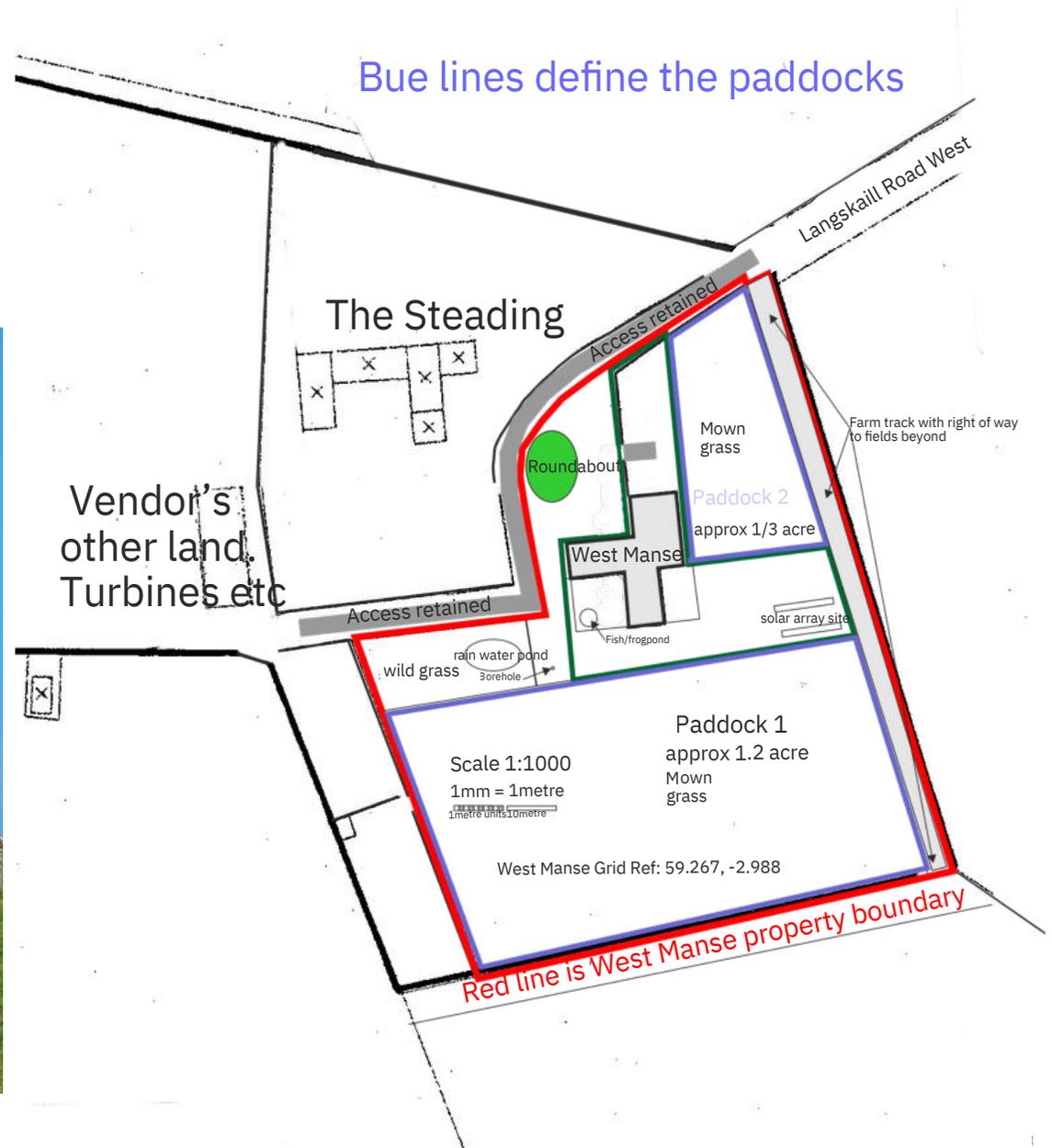
The West Manse is situated on a South West headland in Westray, overlooking the Westray Firth with the tides from the Atlantic pouring into the North Sea, and the North Sea into the Atlantic four times a day. If there are contrary winds, tremendous seas can build up. Looking out of the windows the sea can be seen on three sides, nine other islands, farmland, the North Sea and the Atlantic, Georgian and Victorian stone dykes leading to the shore. Located just a 5-10 minute walk from Mae Sands, a beloved beach that is home to two otter families and serves as a pathway to the Knowe of Skea, a tidal islet, and an Iron Age settlement. Both sunrise and sunset offer stunning views from Brotchie and the Manse.



West Manse, Westray

Red line is West Manse property boundary

Green line is defined curtilage of the Listed building



Services

Mains services, Private Septic tank, Full Fibre Broadband.

Council Tax

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

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings and most curtains are included in the sale. Other items may also be included or available by separate negotiation.

Price

Offers around £470,000

Interested parties

Please note your interest to Marcus Law.

Offers

Written offers should be submitted to Marcus Law

West Manse has hardwood double glazed sash windows. Air source heating with underfloor heating to the ground floor and radiators on the upper floors. Two wind turbines contribute to the property's energy supply. While not included in the sale, their power can benefit the house, providing "free" electricity when the wind is blowing.

Connected to fibre broadband, providing full fibre service underground to the house. Currently set at 200Mb, we understand that speeds of up to 1000Mb are available. The connection is also hardwired into Brochie, and has additional wireless access points throughout the house.

Additional repairs and improvements include:

- A brand-new hardwood double-glazed window in the office (as mentioned in the single survey), meaning all windows in the house now meet this specification.
- A large area of tarmac has been laid around the parking and turning areas in front of the house.
- The fireplace area in the top bedroom has been completely renovated (refer to the single survey).
- Significant areas on the East Gable have been lime harled to minimise water ingress (see single survey).
- A brand-new heat pump has been installed, complete with a five-year warranty.
- The backup oil heating boiler has been inspected, and the oil tank is full.
- Two new thermostatic shower units have been added.
- More windows have been painted (as noted in the single survey).

This provides a sense of the improvements made, totaling around £20,000. Naturally, people are concerned about heating costs in a large house; however, the combination of extensive insulation and turbine power has reduced the total energy costs (heating and lighting) to approximately £130 per month, while still allowing for surplus electricity to charge electric cars for free.



Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

ZOOPLA

rightmove

OnTheMarket

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**

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 July 2024. 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.