



Offers over £250,000

Arendal
Button Road, Stenness, KW16 3HA

Harcus.



Offered for sale is this three bedroom detached "Fjorgstadt" bungalow. Arenal features an integral garage and garden grounds along with an adjoining field extending to over 3 acres which has remained untouched for around 35 years.

Situated in a charming rural location, this property offers breathtaking unspoilt views over farmland to the sea and across to the majestic hills of Hoy.

The accommodation includes a Lobby, Hallway, Living Room with Dining Area, Kitchen, Bathroom, and three double Bedrooms.



3 bedrooms



1 bathrooms



1 Public room

Living room (with Dining area)

7.68m x 4.76m (25ft 2" x 15ft 7") at most

In this spacious living room, large windows allow for a beautiful flow of natural light and make the most of the stunning views. A glazed door leads out to the front garden. The dining area provides generous room for a table and chairs. Television and telephone point. Two radiators.





Kitchen

4m x 2.50m (13ft 1" x 8ft 2")

Equipped with wooden units at both floor and eye level, complemented by ample countertop space. Includes a cooker point and space for a fridge-freezer. Window to the rear.

Bathroom

3.19m x 1.96m (10ft 5" x 6ft 5")

Comprising of a shower over the bath, W.C. and a wash hand basin. Vinyl flooring and a high level modesty glazed window. Radiator.





Bedroom 1

3.56m x 3.19m (11ft 8" x 10ft 5")

This double bedroom is neutrally decorated and has a front-facing window with a stunning view. Radiator.

Bedroom 2

4.19m x 2.89m (13ft 9" x 9ft 5")

This carpeted double bedroom is also situated to the front enjoying the view. Radiator.

Bedroom 3

3.19m x 2.64m (10ft 5" x 8ft 7")

Double bedroom with a window to the side of the property. Radiator.



Garage

6.76m x 5.04m (22ft 2" x 16ft 6")

With an electric up and over vehicular door and windows to the rear and side. Floor units with a sink and drainer. Plumbing for a washing machine. Oil boiler. Door to the lobby.

Outside

A lawn to the front wraps around to the side and rear of the property, accompanied by a tarred driveway and parking space. Additionally, there is a drying green and an area that was previously used for cultivating vegetables and fruit bushes.

An adjoining field is included in the sale, extending to over 3 acres which has remained untouched for around 35 years.





Triple glazed high performance windows in aluminium frames with wooden surrounds.
Oil central heating.

Services

Mains services, Private Septic tank.

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

Sold as seen

Price

Offers over £250,000

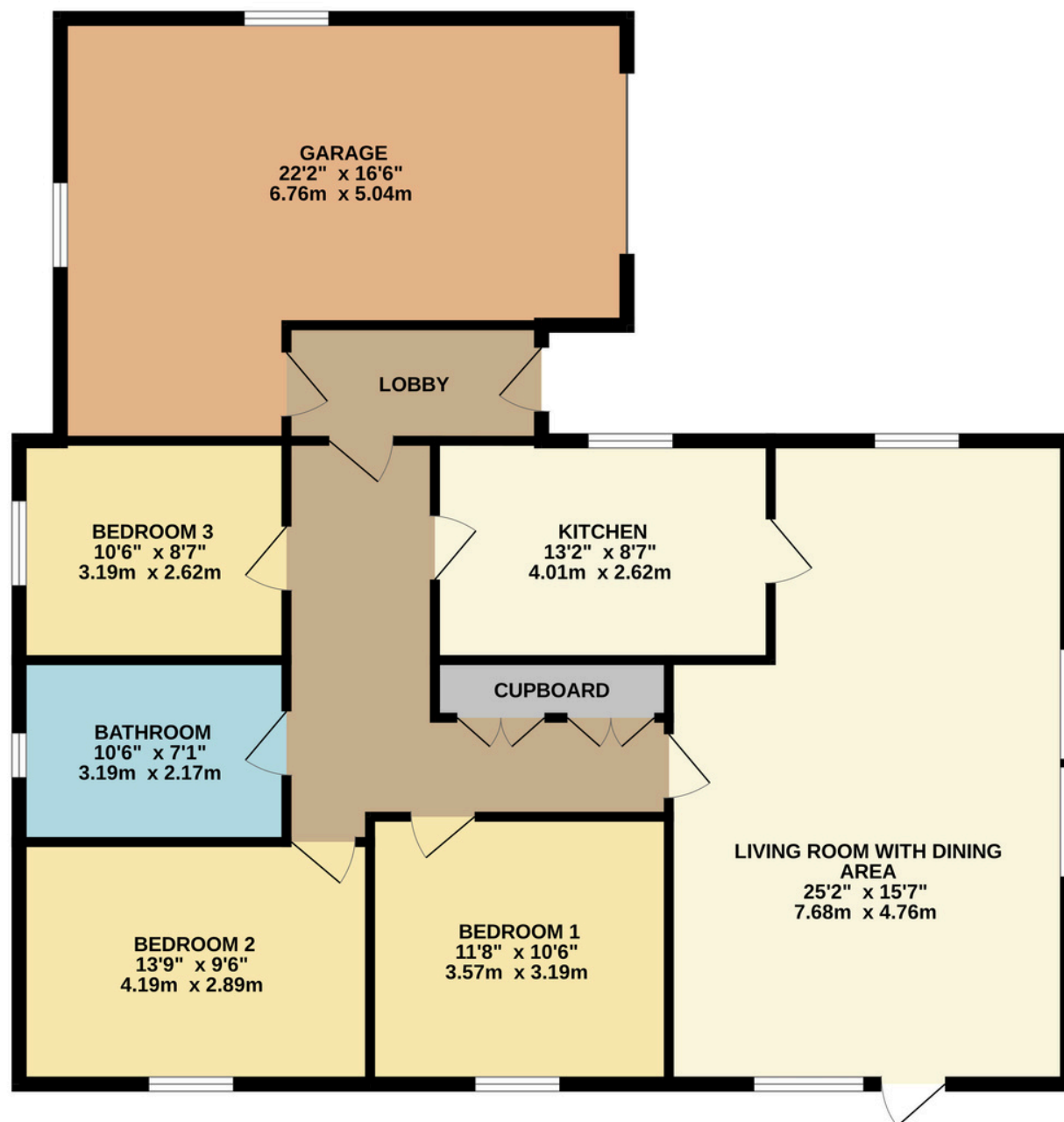
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Floor plan





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**

Harcus Property 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 2024. All measurements are approximate sizes only. Harcus Property 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.

harcuslaw.co.uk

Harcus.