Rare opportunity to purchase this substantial 3 bedroom detached two storey farmhouse set in tranquil surroundings with breathtaking sea views over Inganess Bay and out towards the North Isles.

Along with the farmhouse is an enclosed mature walled garden, garden shed, parking, two garages, four barns, a shed, hard standing, old ruinous dwellings, paddocks and a large field all set in approx. 15 acres. One of the stone barns has been extensively renovated.

Berstane Farmhouse benefits from oil fired central heating enhanced by a multi fuel stove in the sitting room and an open fire in the living room. The kitchen, bathroom and en-suite shower room have underfloor heating. There is a combination of UPVC double glazed windows and wood framed single glazed sash and case windows.

Décor is tasteful and you can find original features throughout.

There is a beautiful modern fitted kitchen which has high spec built in appliances.

The family bathroom has recently been renewed and features a freestanding bath with a separate shower enclosure. There has also been the addition of an en-suite shower room which complements the master bedroom. Both feature slate tile flooring and quality Keuco fittings.

Included in the asking price is a building site which has full plans for a large detached 3 bedroom dwelling. Details can be obtained from Orkney Island’s Council Planning Department.

Offers over £490,000
Entrance Porch:
Hardwood exterior door, slate tile flooring, 2 windows, radiator, 3 storage cupboards one with shelf and hooks, oak door leading to hall.

Hall:
Laminate flooring, radiator, stairs to first floor with cupboard below, meter cupboard, phone point, doors to sitting room, kitchen, WC, living room and dining room.

Sitting Room:
Carpet, window, multi fuel stove, radiator, TV and Sky point, door to kitchen.

Kitchen:
Ceramic tile flooring with underfloor heating, window, UPVC outer door, extractor fan, modern kitchen units with worktops above, ceramic sink, integral Hotpoint microwave and oven, built in Baumatic hob, Elica Collection extractor hood, integral Electrolux dishwasher, space for fridge freezer.

WC:
Laminate flooring, window, WC, WHB set in vanity unit.

Living Room:
Carpet, 2 windows, radiator, open fire with cast iron hearth with wooden mantle, phone point, opening to dining room.

Dining Room:
Carpet, window, radiator, space for table and chairs.

1st Floor Landing:
Carpet, 2 windows, radiator, doors to master bedroom, bedrooms 2 and 3 and bathroom.

Master Bedroom:
Carpet, window, radiator, door to en-suite shower room.

Ensuite Shower Room:
Heated underfloor Italian slate tile flooring, modern wall lighters, 2 windows, heated towel rail, WC, WHB set in vanity unit with ample storage, large wet room style shower.

Bedroom 2:
Carpet, window, radiator.
**Bedroom 3:**
Carpet, window, radiator, access to attic.

**Bathroom:**
Heated underfloor Italian slate tile flooring, privacy glazed window, heated towel rail, large enclosed shower, oval freestanding bath, WC, WHB.

**Outside**
Large enclosed garden surrounding the house laid mainly to lawn with mature plants and trees, a pond and a patio area. There is also a garden shed.

Beautiful views over Inganess Bay and out towards the North Isles can be seen from all aspects.

There is parking, 2 garages, 4 barns, a large shed, old bull pens, hard standing, old ruinous dwellings, a building site, paddocks and a field extending to just over 13 acres. One stone barn has been extensively renovated.

**Garage 1:**
12' 02" x 13' 08"

**Garage 2:**
18' 10" x 19' 02"

**Barn 1:**
16' 00" x 39' 00"

**Barn 2:**
16' 00" x 60' 00"

**Barn 3:**
108' 10" x 21' 08"
Photographs

Master Bedroom

Bedroom 2

Bedroom 3

Garden

Garden

View

Garages

Building Site

Garden
Photographs

Outbuildings

Ruinous Dwellings

Outbuildings

Paddocks

Aerial View

Aerial View

View
COUNCIL TAX
The subjects are in Band E. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING
The property has an energy rating of band F (35).

SERVICES
Mains services, telephone, private septic tank.

FIXTURES AND FITTINGS
Carpets, curtains and floor coverings are included in the sale price. Items of white goods and furniture are available by separate negotiation.

VIEWING
For an appointment to view telephone d and h on (01856) 872216.

PRICE
Offers over £490,000 are invited.

NOTES - These particulars have been prepared following an inspection of the property on the 28th June 2017 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

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