



## Kirbister Mill, Orphir, Orkney, KW17 2RA

Offers Over £125,000

Welcome to this exceptional barn conversion opportunity situated on the outskirts of Orphir Village, Orkney which is understood to date back to early 18th century. This substantial Grade B listed property offers a blank canvas for those with a vision for rural development. With stunning sea and countryside views and ample outdoor space of approx. 3200sqm, this property is a gem waiting to be transformed into a dream home.

Situated in a desirable area, this unconverted barn provides the perfect setting for a spacious and unique living space. Imagine waking up to the tranquil sights of the sea every morning, a true retreat from the hustle and bustle of city life.

With parking for several vehicles, convenience meets charm in this rural haven. Whether you're looking to create a family home, a holiday retreat, or a creative workspace, this barn conversion offers endless possibilities.

Don't miss out on the chance to own a piece of Orkney's beauty and create a bespoke living space that captures the essence of countryside living. Embrace the opportunity to design your own sanctuary in this idyllic location.

#### VIEWINGS

DUE TO INTERESTED PARTIES HEALTH AND WELLBEING, VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY. VIEWINGS WILL BE AT VIEWERS OWN RISK. WE ADVISE HARD HATS AND PROTECTIVE CLOTHING.

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

COUNCIL TAX BAND - n/a

EPC - n/a

#### CATCHMENT AREA SCHOOLS

Catchment area schools for this property are Orphir Community School and Kirkwall Grammar School.

#### BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents.

We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide - a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

#### OFFERS

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

#### DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not

tested electricity, gas or water services or any appliances.

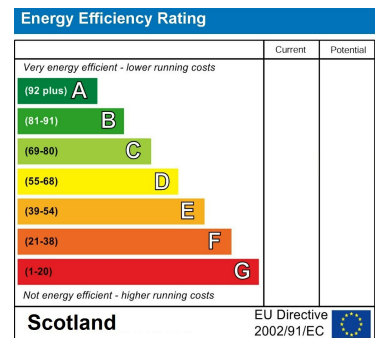
Photographs may have been taken with a wide angle lens.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

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