



## **Copinsay Lighthouse Keepers Buildings, Copinsay, Orkney, KW17 2QH** **Offers Over £80,000**

A CLOSING DATE HAS NOW BEEN SET FOR THURSDAY THE 22ND AUGUST 2024 AT 12 NOON. ALL OFFERS MUST BE SUBMITTED IN WRITING VIA A SCOTTISH CONVEYANCING SOLICITOR.

Imagine living on this stunning uninhabited island, a place of serene beauty and complete solitude. Copinsay, one of the enchanting Orkney Islands off the east coast of mainland Scotland, offers an unparalleled lifestyle opportunity. This property within this uninhabited island is now available for those seeking an extraordinary retreat. Requiring renovation works, this property presents the perfect opportunity for someone seeking a solitary lifestyle with a blank canvas to create a space they can truly call their home.

The main building, a charming two-story structure, serves as a perfect haven for those desiring solitude or an extraordinary getaway. Complementing the main house are practical outbuildings, including a shed by the pier and a tractor shed, providing ample storage space.

Modern conveniences ensure comfortable living in this remote paradise. Benefit from a fully restored private well, complete with a generator-operated electric pump, ensuring a reliable water supply. The property is equipped with Calor gas heating for cozy comfort. With previously approved planning permission (which has now lapsed) for a wind turbine between the helipad and the house, there's significant potential to expand your eco-friendly living setup.

Exclusive access and transportation are assured with the convenience of two helicopter pads, which is beneficial for those looking to learn to fly. Additionally, the property includes two quad bikes and a Pico sailing dinghy, enhancing your exploration and enjoyment of the island.

Living on Copinsay offers a unique lifestyle marked by peace, privacy, and a deep connection with nature. This secluded paradise is ideal for a private retreat, offering an escape from the hustle and bustle of urban life with unparalleled tranquility. Embrace sustainable living with existing solar infrastructure and potential for wind energy.

This rare opportunity to own a piece of the Orkney Islands is a blank canvas awaiting your vision. Whether you seek a personal sanctuary, an eco-living project, or a unique investment, Copinsay promises an extraordinary lifestyle.

Make your dream of living on an uninhabited island a reality with Copinsay, where the allure of solitude meets modern convenience. Your island paradise awaits.

#### LOCATION

<https://what3words.com/aims.darting.outlooks>

#### SERVICES

Electricity: Storage batteries

Water: Private renovated well with electric pump

Telephone: Disconnected

Heating: Calor gas

LISTED - CATEGORY B

COUNCIL TAX - BAND A

#### 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 and 2024 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.

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

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

#### OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>