



## Breck Farm, Rendall, Orkney, KW17 2EZ

Offers Over £325,000

K Allan Properties are delighted to present this unique and substantial "B" listed barn conversion the market.

Breck Farm is a spectacular property which benefits from many original features throughout, along with two substantial outbuildings, both with concrete floors and power.

This former barn is located within a peaceful setting in Rendall. The barn offers spacious living accommodation, with two attached cottages alongside offering potential investment opportunity as a holiday let or rental accommodation. The outbuildings may also provide several different development opportunities.

There is no land available with the property and is advertised as a property portfolio.

Catchment area schools for this property are Evie Primary School and Stromness Academy.

## SERVICES

Electricity: Mains

Water: Mains

Drainage: Water treatment plant

Telephone: Connected

Heating: Oil central heating in the main property  
with electric storage heaters in the cottage

## VIEWINGS

By appointment only, arranged through K Allan  
Properties.

C a l l 0 1 8 5 6 8 7 6 3 7 7 o r e m a i l  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON  
OUR WEBSITE

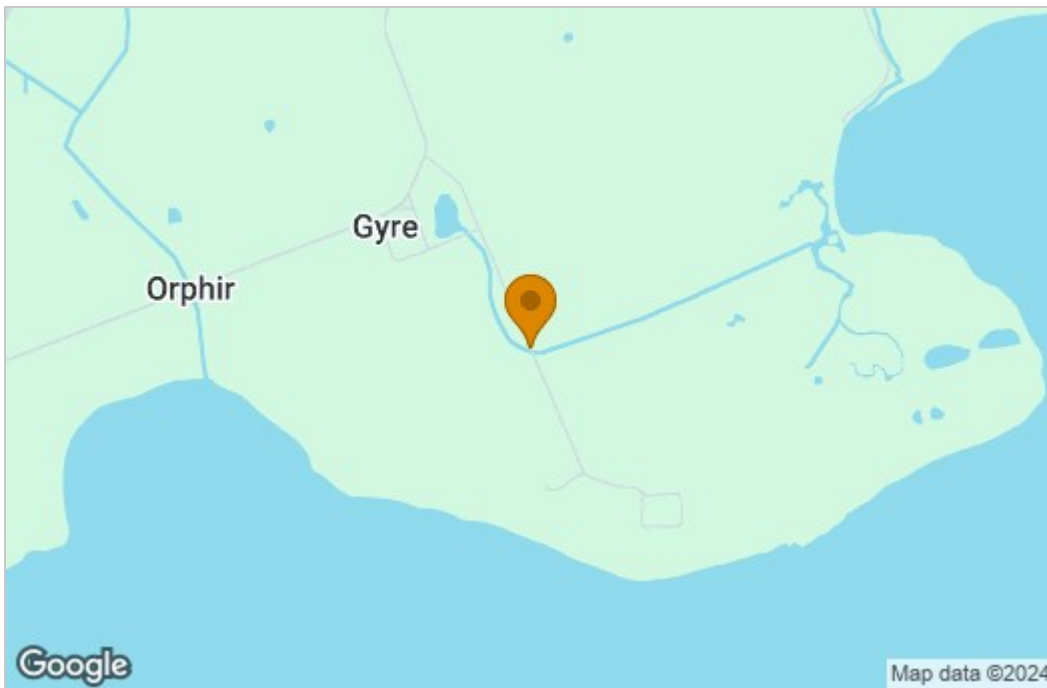
## DISCLAIMER

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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.

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