



Offers over £295,000

Longabar
Birsay, KW17 2LX

Harcus.



Offered for sale is this spacious and well maintained five bedroom house, complete with an attached garage, outbuildings, and mature garden grounds. It is conveniently situated just a brief stroll away from the charming village of Palace in Birsay. The location offers easy access to the impressive ruins of the Earl's Palace, the stunning beaches of Birsay Bay, and the Brough of Birsay, a tidal island housing ancient Pictish and Viking settlements that can be reached via a causeway during low tide.

The property comprises a Vestibule, Hallway, Living room, Kitchen, Dining room, Utility room, Sun room, a double Bedroom with an En-suite Bathroom, and another Bedroom currently used as an office on the Ground Floor. Upstairs, there is a Landing, three additional Bedrooms, and a Shower room.

 5 bedrooms

 3 bathrooms

 2 Public room

Vestibule and Hallway

An inner glazed door with side panels leads in from the vestibule. The hallway has wood flooring, three shelved cupboards, and a staircase that leads to the upper living space.

Living room

5.58m x 4.03m (18ft 3" x 13ft 2")

A welcoming spacious living room featuring a large front window inviting a lovely flow of natural light. An electric fire with a wooden surround serves as a focal point in the room. Double glazed doors lead to the dining room. Television point. Radiator.





Kitchen

3.68m x 3.46m (12ft x 11ft 4")

This kitchen features a well-appointed set of floor and eye-level units, including an integrated oven, and a gas hob with an extractor fan. Vinyl flooring and a window offering a view of the Brough of Birsay.

Utility room

3.66m x 1.63m (12ft x 5ft 4")

Fitted with floor and a full length unit, worktop space, sink and a drainer. External door to the rear garden. Radiator.





Sun room

3.67m x 3m (12ft x 9ft 10") max

A delightful sunny spot to sit back, unwind, and take in the view. Features wood flooring, a sliding patio door, and a radiator.

Dining room

4.29m x 4.22m (14ft x 13ft 10")

Offering ample space for a large table and chairs and additional dining furniture. Radiator.





Bedroom 1

3.73m x 3.05m (12ft 3" x 10ft)

The double bedroom, situated at the rear of the property, offers generous storage space with two double wardrobes, a built-in vanity unit, shelving, cupboards, and a radiator.

En-suite Shower room

2.12m x 2.01m (6ft 11" x 6ft 7")

Equipped with a shower along with a wash hand basin, and W.C. set in a vanity unit. Tiled floor and walls, a modesty glazed window, and a radiator.



Bedroom 2

4.26m x 2.56m (13ft 11" x 8ft 4")

This double bedroom, previously utilised as an office, features wooden flooring, a front-facing window, and a radiator. Television point.



Bathroom

2.79m x 1.92m (9ft 1" x 6ft 3")

Elegant bathroom fitted with a freestanding bath, shower and a wash hand basin and W.C. inset in a vanity unit. Heated towel rail and a radiator.





Upper Landing

The staircase ascends to the carpeted upper landing, featuring a window that takes in the wonderful view. Radiator.

Bedroom 3

4.43m x 2.62m (14ft 6" x 8ft 7")

Bright double bedroom, carpeted and with matching neutral decor. Double wardrobes with hanging rails and shelving providing storage. Radiator.



Shower room

2.42m x 1.98m (7ft 11" x 6ft 6") max

Fitted with a shower cubicle, wash hand basin and a W.C. Vinyl flooring and a large window to the rear.
Heated towel rail.



Bedroom 4

4.22m x 3.22m (13ft 10" x 10ft 6")

This double bedroom is carpeted and with neutral decor and a delicate feature wall. Built-in wardrobes running the width of the room providing excellent storage. Radiator.



Bedroom 5

3.33m x 3.29m (10ft 11" x 10ft 9") approx

Carpeted double bedroom situated to the front of the property. Ample space for additional freestanding bedroom furniture. Radiator.





Garage

5.11m x 3.59m (16ft 9" x 11ft 9")

With an up and over electric door, power and lighting.

Shed 1

9.2m x 3.4m + 2.4m x 5.8m

(30ft 2" x 11ft 1" + 7ft 10" x 19ft)

Shed 2

5.4m x 3.1m (17ft 8" x 10ft 2")

L-shaped outbuildings, split into two separate sheds. Power and lighting.

Greenhouse

3.0m x 1.8m (9ft 10" x 5ft 10")





Outside

Tarmac driveway in front of the garage and a parking area, with a pathway surrounding the house. The front garden is landscaped with colorful plants, while the rear garden features mature planting and includes a natural section along with a flagstone patio.



Longabar has uPVC double glazing and oil central heating (understood to be not currently in service).

Services

Mains services, Septic tank

Council Tax

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

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds and curtains are included in the sale.

Price

Offers over £295,000

Interested parties

Please note your interest to Harcus Law.

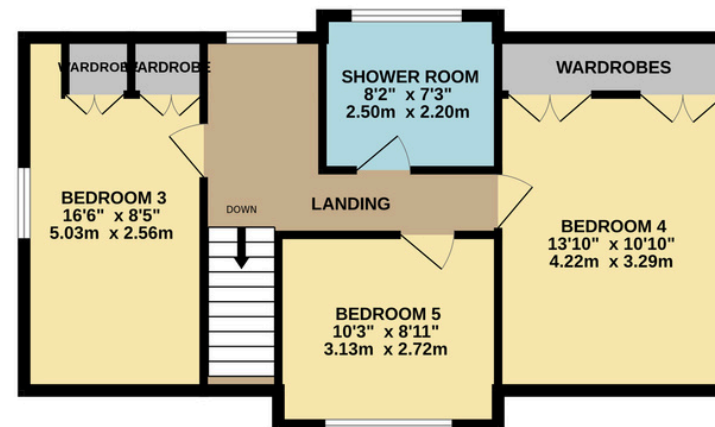
Offers

Written offers should be submitted to Harcus Law

Ground Floor



Upper Floor





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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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