



Offers over £475,000

West Manse  
Langskail Road West, Westray, KW17 2DR

Harcus.





West Manse, an impressive and substantial Grade 2 Listed property, with the main building built around 1500 and serving as a Church of Scotland Manse from around 1520 to 1870. Various additions added in stages, probably mainly in late 1700s and early 1800s. Through meticulous renovation and modernisation efforts by the current owners over the past two decades, the property has been significantly upgraded, leading to reduced heating costs due to high insulation levels. The wood burners and gas fire are purely for enjoyment. The house retains its original charm and character, creating a warm and inviting family home. The restoration of the property was recognised with the prestigious Laura Grimond Award.

Boasting many original features including fireplaces, wooden staircase, flagstone and wooden flooring, cornicing, picture rails and window shutters.

Currently, West Manse operates as holiday accommodation along with a self-catering apartment and has been a hub for reunions, writing, tapestry, weaving, painting, cooking workshops, church retreats, and family holidays for almost two decades, providing a cosy, secure haven for visitors to enjoy.

The property is environmentally friendly, cosy, and highly cost-effective in terms of electricity expenses.

 6 bedrooms

 6 bathrooms

 3 Public room









# West Manse

## Ground floor

### Entrance vestibule

1.66m x 1.61m (5ft 4" x 5ft 3")

Flagstone floor.

### Hallway

With a flagstone floor and a staircase leading to the first floor, the owners have cleverly utilised the space under the stairs for children's play.

### Cloakroom

1.44m x 0.93m (4ft 8" x 3ft)

Fitted with a W.C. and a wash hand basin.

### Side entrance

1.93m x 1.55m (6ft 4" x 5ft 1")

Housing the components for the heating system.







### **Kitchen**

4.61m x 4.29m (15ft 1" x 14ft) at most

The kitchen is designed to function as both a domestic and commercial kitchen. It features two range cookers, stone countertops on each side, a spacious central stainless steel island, a pizza table with several stainless steel drawers, two large sinks, and a separate handwash basin. This setup is specifically intended for catering events like weddings and anniversary dinners.

### **Sun room**

4.80m x 3.91m (15ft 9" x 12ft 9")

Plumbed for two washing machines and a dishwasher, it includes a generous stainless steel work surface, ideal for various activities like planting seedlings or organizing and folding laundry. Double glazed roof and a door to the rear.





### Dining room

5.21m x 4.79m (17ft 1" x 15ft 8")

This sophisticated room offers ample space to accommodate a large table, chairs, and extra furniture. It features built-in cupboards that span the length of the room and a coal effect gas fire.







### **Bedroom 1**

4.85m x 4.69m (15ft 10" x 15ft 4")

A spacious and stylish double bedroom featuring a decorative fireplace and tasteful decor, complemented by wooden flooring.

### **En-suite shower room**

1.73m x 1.68m (5ft 8" x 5ft 6")

Fitted with a shower. W.C. and a wash hand basin.







## First floor

### Landing

The staircase leads to the first landing with a large window to the side.

### Living room

5.77m x 5.17m (18ft 11" x 16ft 11")

A room beautifully adorned with large windows that welcome in a delightful stream of light and distinctive vaulted ceiling reaching 14ft 6in high. Featuring a fire surround with a wood-burning stove as a charming focal point. Complemented by wooden flooring, picture rails, window shutters, and built-in book shelving.







## Bedroom 2

5.42m x 4.61m (17ft 9" x 15ft 1")

This generously sized double bedroom features three windows that offer lovely views. It has wood flooring and is decorated in complementing tones. Additionally, it offers plenty of room for stand-alone bedroom furniture.

## En-suite shower room

1.99m x 1.48m (6ft 6" x 4ft 10")

Fitted with a tiled shower. W.C. and a wash hand basin. Wood flooring and a window.







### Bedroom 3

4.55m x 4.30m (14ft 11" x 14ft 1")

This double bedroom features windows on the side and rear of the property, elegant wood flooring, and chic decor. It includes a built-in wardrobe, plenty of space for additional bedroom furniture, and a decorative cast iron fireplace with a wooden surround.

### Bathroom

3.47m x 2.02m (11ft 4" x 6ft 7")

Comprising of a shower over the Jacuzzi bath, bidet, W.C. and a wash hand basin. Wood flooring and tiling to the walls. Heated towel rail.







## Second floor

### Bedroom 4 / Studio Apartment

5.97m x 4.67m (19ft 7" x 15ft 3")

The current owners have utilised this second-floor into a self-contained unit for their personal convenience, complete with a compact kitchenette and a seating area. Cast iron fireplace with a wood surround.

### En-suite bathroom

1.69m x 1.62m (5ft 6" x 5ft 3")

Comprising of a shower over the bath, W.C. and a wash hand basin. Velux window.

### Bedroom 5 / Office

4.67m x 4.29m (15ft 3" x 14ft)

Currently used as an office space but can easily be converted back into a bedroom if desired.





## Brotchie

Brotchie is located in the former kitchen wing of the Georgian/Victorian Manse. The space has been thoughtfully renovated with local materials, offering cosy, well-lit, spacious, and comfortable accommodation for up to four guests, or perfect as an annex for additional family. It features its own entrance, with enclosed sheltered garden, and can be also be accessed from the main house.







### Living/Dining room

5.93m x 3.99m (19ft 5" x 13ft 1")

A delightful space with comfortable seating and a dining area. It boasts flagstone flooring and a double box bed, with a wood-burning stove adding a welcoming touch. Stairs leading to the bedroom.







### Kitchen

2.92m x 2.21m (9ft 7" x 7ft 3")

Featuring a cooker, hob, fridge, worktop space, and storage shelving. An external door leads out to a sunny, private patio.



### Shower room

3m x 2.21m (9ft 10" x 7ft 3")

Shower room with charming flagstone flooring extending to the walls of the shower. Plumbed for a washing machine.







### Bedroom

5.06m x 4.01m (16ft 7" x 13ft 1")

This spacious double bedroom features wooden flooring and elegant decor, offering plenty of room for a four-poster bed and additional freestanding bedroom furniture.







## Outside

At the front of the property, there is a circular turning area with available parking. A 7 kW car charger is installed near the front entrance of the house.

The garden grounds predominantly comprise well-kept lawns with mature planting and two paddocks. Nestled in a secluded area within the garden grounds is the 'Hobbit House', showcasing a grass roof, double-glazed window, and a porthole in the door. This spot offers a distinctive "glamping" experience or serves as a fun introduction to camping for children.









# Floorplan

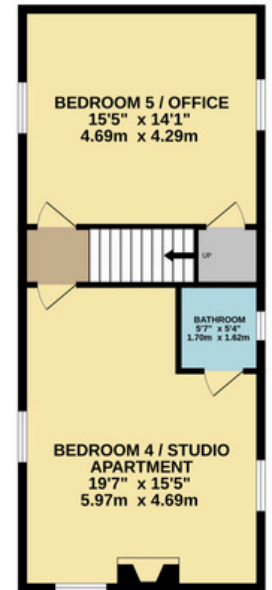
Ground floor



First floor



Second floor





**West Manse has hardwood double glazed sash windows. Air source heating with underfloor heating to the ground floor and radiators on the upper floors. Two wind turbines contribute to the property's energy supply. While not included in the sale, their power can benefit the house, providing "free" electricity when the wind is blowing.**

## Services

Mains services, Private Septic tank, Fibre Broadband is now at the house and is to be connected before too long.

## Council Tax

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

## Energy Performance Rating

Band C

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings and most curtains are included in the sale. Other items may also be included or available by separate negotiation.

## Price

Offers over £475,000

## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law

The West Manse is situated on a South West headland in Westray, overlooking the Westray Firth with the tides from the Atlantic pouring into the North Sea, and the North Sea into the Atlantic four times a day. If there are contrary winds, tremendous seas can build up. Looking out of the windows the sea can be seen on three sides, nine other islands, farmland, the North Sea and the Atlantic, Georgian and Victorian stone dykes leading to the shore. Located just a 5-10 minute walk from Mae Sands, a beloved beach that is home to two other families and serves as a pathway to the Knowe of Skea, a tidal islet, and an Iron Age settlement. Both sunrise and sunset offer stunning views from Brotchie and the Manse.





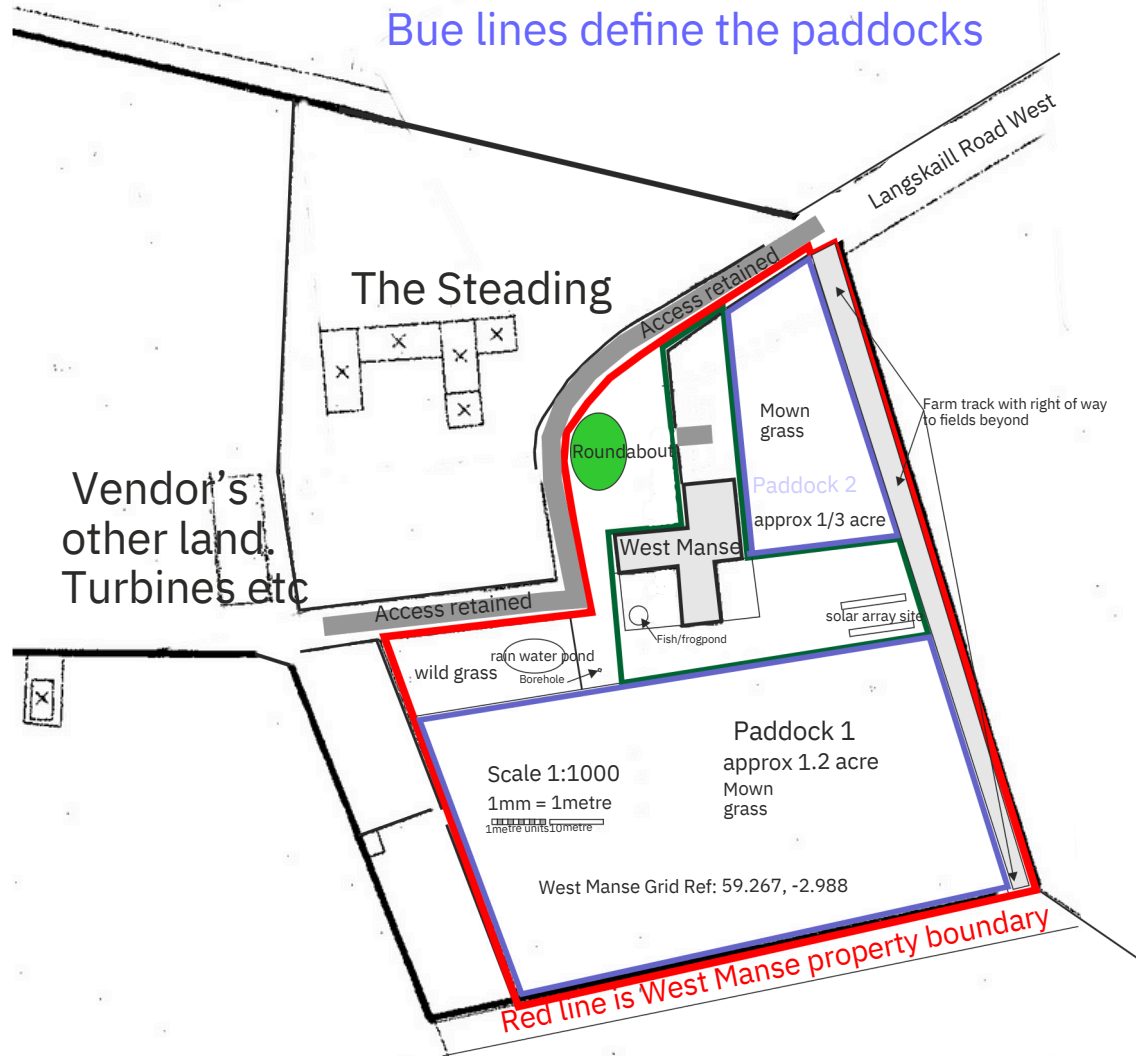
# West Manse, Westray

Red line is West Manse property boundary

Green line is defined curtilage of the Listed building



Blue lines define the paddocks



Vendor's other land. Turbines etc

The Steading

Langskail Road West

Access retained

Roundabout

Mown grass

Farm track with right of way to fields beyond

Paddock 2 approx 1/3 acre

West Manse

solar array site

Access retained

rain water pond

Borehole

wild grass

Fish/frogpond

Paddock 1 approx 1.2 acre Mown grass

Scale 1:1000  
1mm = 1metre

West Manse Grid Ref: 59.267, -2.988

Red line is West Manse property boundary





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### Contact us

Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

Opening hours:  
Monday to Friday 09:00 - 17:00  
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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