

THE OLD MANSE Papa Stour, Shetland ZE2 9PW

Price Guide £250,000



- Detached Two Bedroom Traditional Croft Cottage
 - Adjoining Annexe
 - Two Stone Outbuildings
- Derelict Remains of Former Cottage
- Approx. 136 Acres of Croft Land

REF EO8301

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

A pair of traditional crofts extending to approx. 136 acres with a two bedroom cottage, two stone outbuildings and derelict remains of a further cottage, with coastal frontage and sea views across the Sound of Papa.

The two crofts are combined under one holding number and comprise The Old Manse which includes the main residence, two stone barns and approx. 26 acres; the second croft is known as The Ark and it includes the derelict cottage and approx. 110 acres. An annual rent of £36 is payable to Shetland Island Council, and the land is currently used for grazing and silage (contractors visit Papa Stour in July to cut and bale) plus the current owners have about 25 sheep. The cottage has recently been refurbished with improvements including a new kitchen, shower and toilet, laminate flooring and new electrical sockets and switches.

Papa Stour is an island off the west coast of Shetland with a population of around twenty. It is linked by a forty-minute ferry to West Burrafirth which runs twice a day on Mondays, Wednesdays, Fridays and Saturdays, with one additional ferry on Sunday. Papa Stour is the ninth largest island in Shetland, with a stunning rugged coastline renowned for its caves, stacks, arches, blow holes and cliffs. The island and its surrounding seas harbour diverse populations of wildlife.

THE RESIDENCE

A detached traditional style cottage, believed to have been built in around 1850 and recently refurbished by the present owners. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door opens into a vestibule from which stairs rise to the **First Floor**, and there is a cupboard for coats etc.

The **Kitchen** has a range of modern units with hardwood work surfaces, Belfast sink, and two oven Aga. Two of the walls have exposed stone and there is access to a **Walk-in Store**.

The **Sitting Room** has a stone wall with a fireplace with inset logburner and a communicating door leading through to the annexe.

There are **Two Bedrooms** on the **First Floor** plus a **Shower Room** fitted with a shower cubicle, WC and wash hand basin.

The **Adjoining Annexe** is currently **One Large Room** with a sink and plumbing for a washing machine.





OUTSIDE, OUTBUILDINGS & LAND

The main residence is set adjacent to a minor country road and there is a front garden, enclosed by a stone wall and picket fence.

Attached to the rear is a **Stone Outbuilding** 5.5m x 1.8m (18' x 5'9) with an **Adjacent Byre** 11.5m x 3.7m (37'9 x 12'3)

The **Croft Land** is in **Five Separate Parcels**, some with coastal frontage.



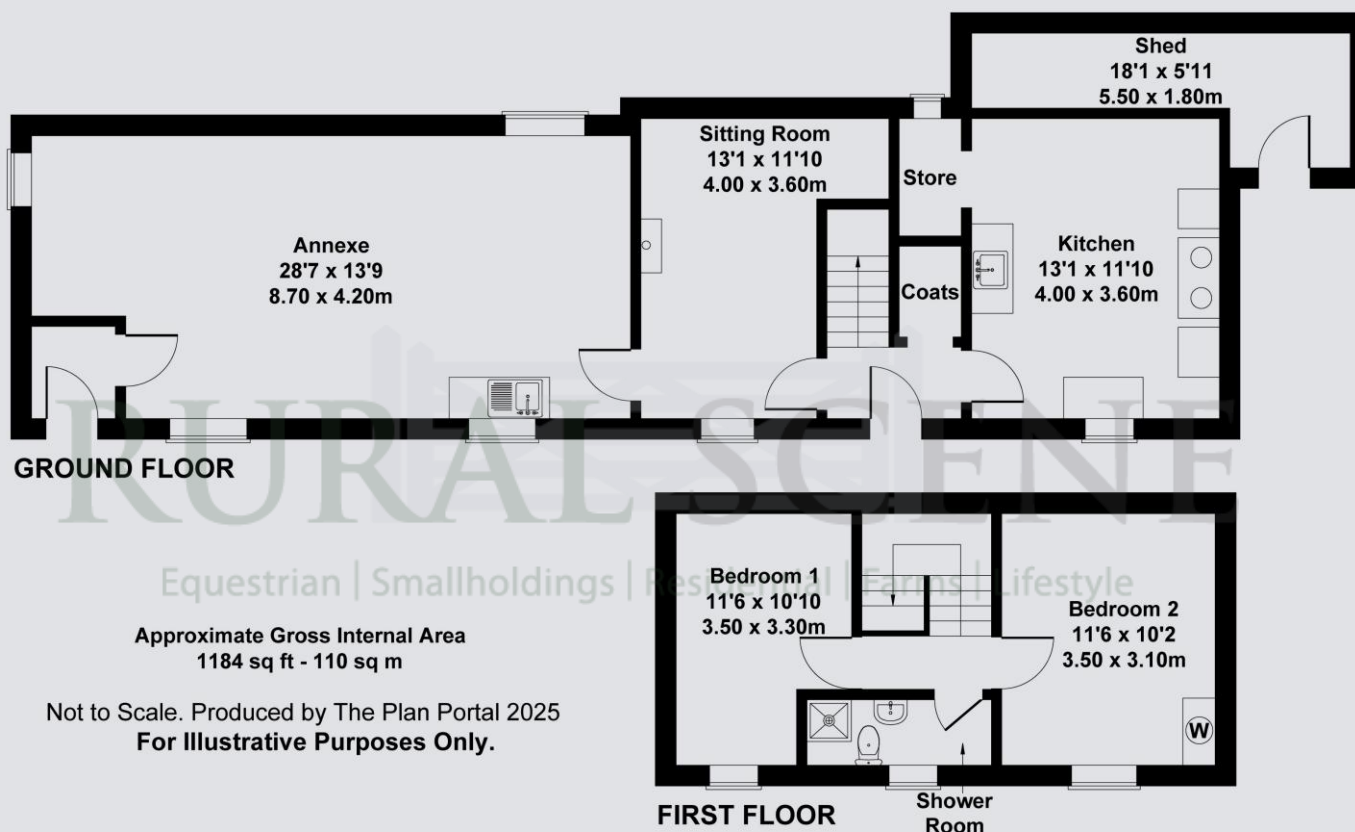
IN ALL APPROX. 136 ACRES
(About 55 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SHETLAND ISLANDS COUNCIL

Tel: 01595 693535

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Part Freehold / Part Registered Croft

ENERGY RATING F **COUNCIL TAX A**

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Rural Scene have NOT VISITED The Old Manse and have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc).

ALL INFORMATION CONTAINED IN THESE PARTICULARS HAS BEEN SUPPLIED BY THE VENDORS who have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.