

**CLOSING DATE SET FOR OFFERS
3PM FRIDAY 28TH JANUARY 2022**



Settiscarth and Hill Ground at Lyde Road, Firth, KW17 2PA

Settiscarth comprises a 3 bedroom detached dwelling set in approximately 3.8 acres with a garage, large workshop, polytunnels, a ruinous dwelling that may be suitable for development with the appropriate consents and two 6kw turbines. There is a separate area of hill ground extending to approximately 3 acres.

Set in an elevated position the property enjoys views over the surrounding countryside with sea views towards Kirkwall and the North Isles.

**OFFERS OVER
£305,000**



- UPVC framed double glazing.
- Electric radiators.
- Living room with multi fuel stove set on slate hearth with stone surround and wooden mantle.
- Features such as wooden ceiling beams, flag stone floors and spiral staircase.
- Kitchen/diner with patio door.
- Bathroom and bedroom 1 on ground floor.
- Shower room and two further bedrooms on first floor.
- Large mature garden to rear.
- Garage, store and large workshop.
- Two 6kw turbines with a total annual income of around £8,000.
- Land extending to approximately 6.8 acres in total (the hill ground is in SSSI).
- 3 poly tunnels.
- Ruinous dwelling may be suitable for development with appropriate consents.



LOCATION

Settiscarth is located just off the Lyde road, approximately 11 miles from Kirkwall or Stromness. The village of Finstown is only approximately 4 miles away.



BATHROOM



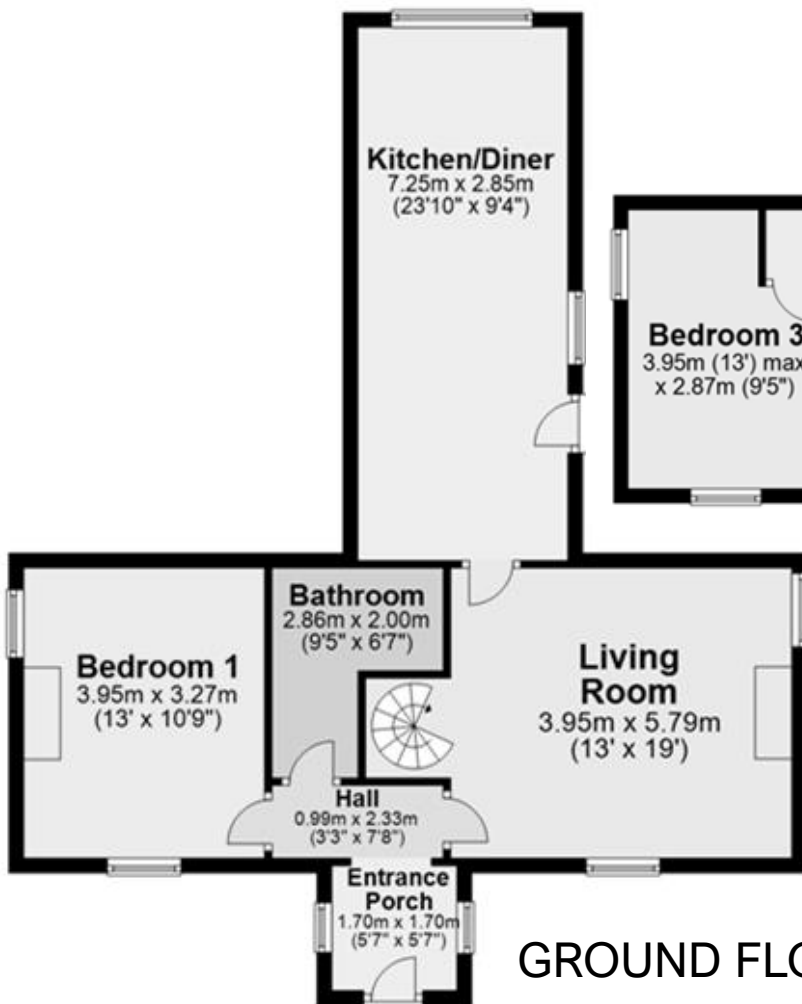
SHOWER ROOM



BEDROOM 1



BEDROOM 2



GROUND FLOOR



FIRST FLOOR

Settiscarth, Lyde Road, Firth

WORKSHOP



LAND AND TURBINES



GARDEN



LAND



SERVICES – Mains electricity and water. Telephone. Private septic tank.

COUNCIL TAX BAND - Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band F.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, dish washer and washing machine are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £305,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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DMNH

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.