



Rickla,
Harray, KW17 2JT

OFFERS OVER £450,000





Beautiful 5 bedroom dwellinghouse currently divided between owner's accommodation and 5 Star Luxury Self Catering accommodation.

The substantial property extends to approximately 3.5 acres or thereby and enjoys stunning views across the surrounding farmland with the Hoy Hills in the distance.

Viewing is essential to fully appreciate both the high standard of accommodation and its setting.

- Air source heat pump feeding radiators together with oil-fired back up system.
- Velux and uPVC framed double glazed windows.
- Morsø solid fuel stoves in the living room and kitchen.
- Spacious conservatory open plan off the living room.
- Modern fitted kitchen with dining area.
- Utility room and second toilet.
- Laundry room.
- Bedroom 1 with jack and jill door into shower room on ground floor.
- Bedrooms 2 and 3, bathroom and dressing room on 2nd floor.
- Integral garage and ample parking.
- Garden ground including a wildlife haven.
- Workshop, office and store-room.
- The self-catering accommodation includes 2 suites each comprising a lounge, bedroom and shower room on the ground floor and a shared living room and kitchen on the first floor.
- ***Prospective purchasers should note that in order to operate the self-catering business a new short term let licence from the local authority will be required.***

LOCATION

Rickla is situated approximately 10 miles from Kirkwall and 8 miles from Stromness.







BEDROOM 1



SHOWER ROOM



SHOWER ROOM



BEDROOM 2



BEDROOM 2



DRESSING ROOM



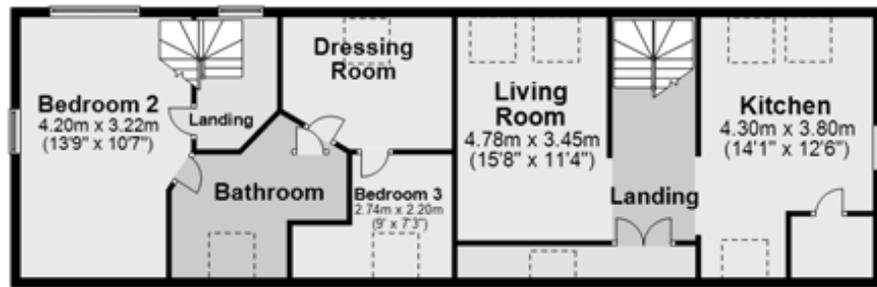
EN-SUITE



EN-SUITE



BEDROOM 3



FIRST FLOOR



GROUND FLOOR



LIVING ROOM



LIVING ROOM



KITCHEN/DINER



KITCHEN/DINER



PUFFIN BEDROOM



PUFFIN EN-SUITE



OYSTERCATCHER BEDROOM



OYSTERCATCHER LOUNGE



OYSTERCATCHER EN-SUITE

Rickla, Harray

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SERVICES – Mains water and electricity. Full Fibre Broadband. Private septic tank.

COUNCIL TAX BAND – Band F. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES & FITTINGS - All floor coverings & contents of the self-catering units (except for some personal items) are available.

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

PRICE – Offers over £450,000

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

Lows Solicitors – Estate Agents
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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.