



**Hyma**, extending to 7 acres or thereby  
Dounby, KW17 2HY

**OFFERS OVER £350,000**





Hyma is a substantial 5 bedroom, 3 with en-suite, detached dwellinghouse offering spacious family accommodation.

The well-presented property is set in approximately 7 acres and enjoys outstanding panoramic views across the surrounding countryside.

- Air source heating including under floor on the ground floor and radiators on 1<sup>st</sup> floor.
- uPVC framed double glazed windows.
- Spacious living room with decorative fire surround.
- Large Kitchen with dining area and patio doors.
- Utility room.
- Bathroom with bath over shower.
- Bedroom 1 en-suite has a spa bath and shower over.
- Bedroom 4 and 5 on the first floor both have en-suite shower rooms.
- Bedroom 4 also has a dressing room.
- Large landing which may be suitable as an office/hobby room.
- Adjoining garage with electric door.
- Patio. Large area of grass.
- Rough land left as a wildlife haven.

## LOCATION

Hyma is situated a short drive from Dounby village where there is a primary school, post office, supermarket and hotel.



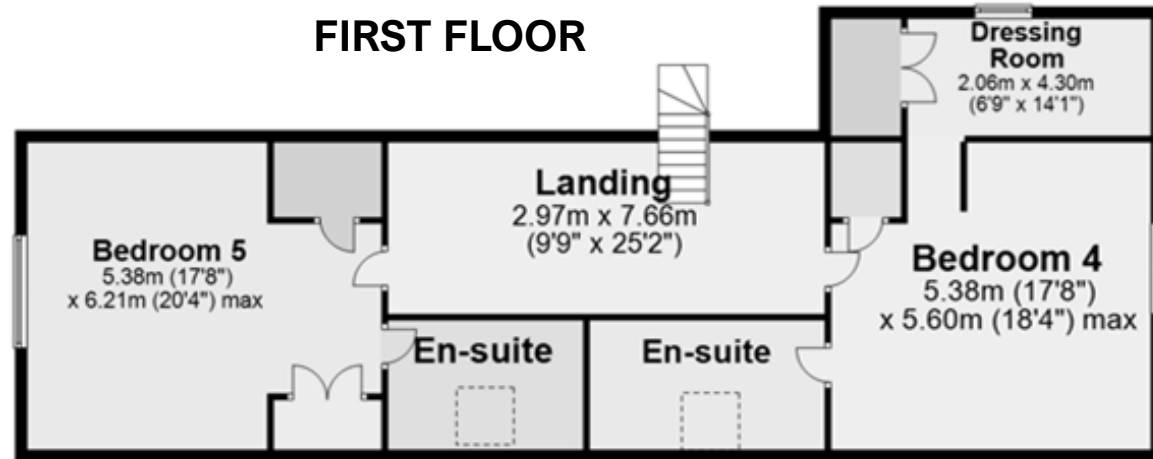




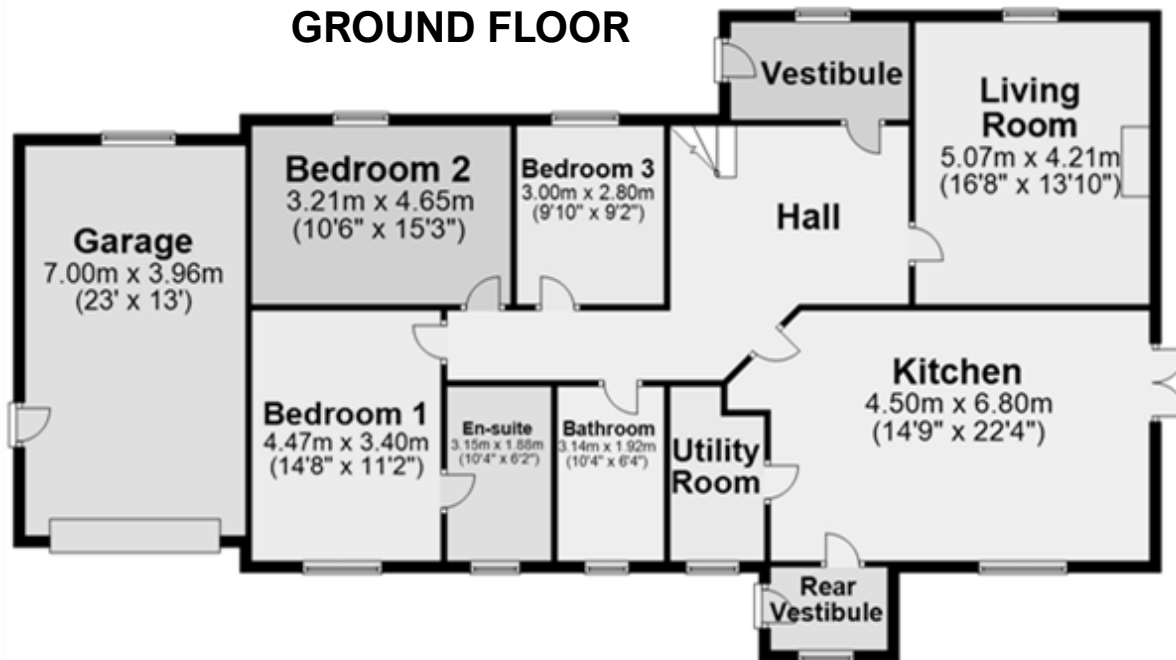




## FIRST FLOOR



## GROUND FLOOR







BEDROOM 1



BEDROOM 1 – EN SUITE

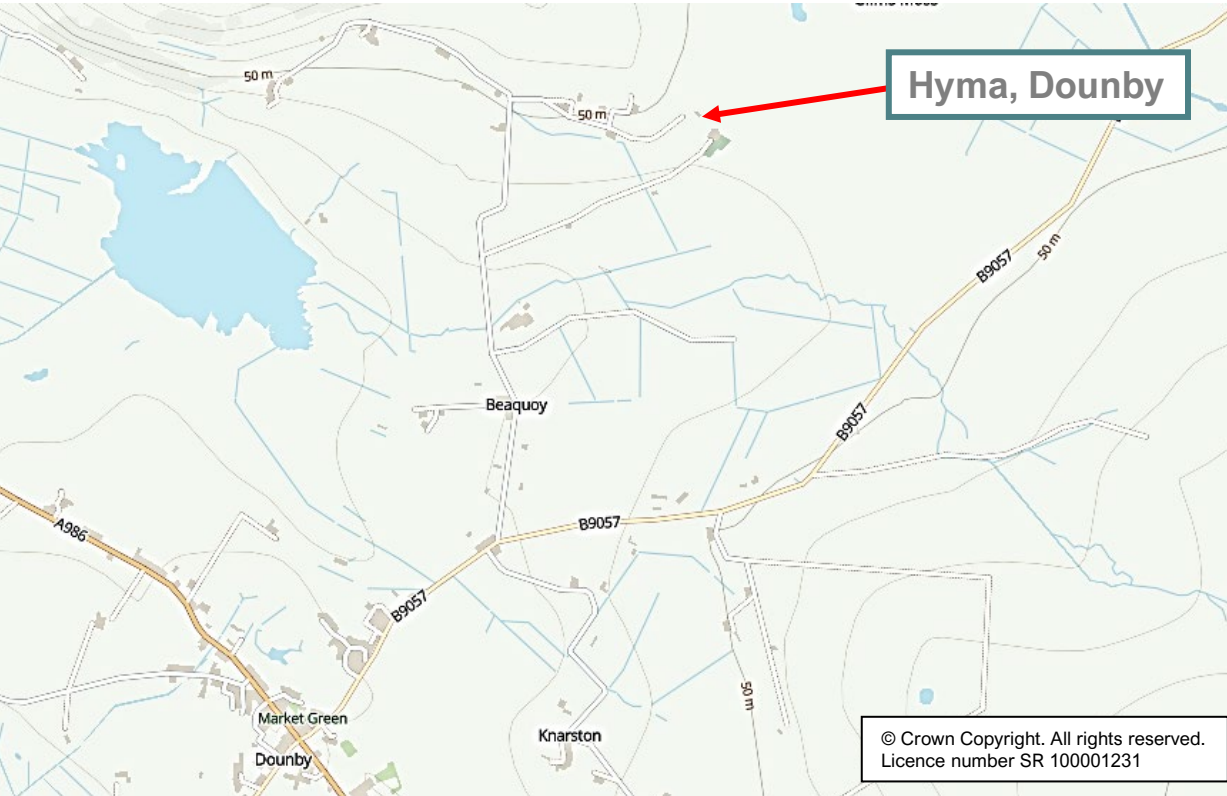


BEDROOM 4



BEDROOM 4 – DRESSING ROOM





**SERVICES** – Mains water & electricity. Private septic tank. Telephone.

**COUNCIL TAX BAND** – Band E. 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 C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers Over £350,000.

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
find your happy

**EJP**

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.