



**Glebelands,**  
Longhope, KW16 3PA

**OFFERS OVER £410,000**









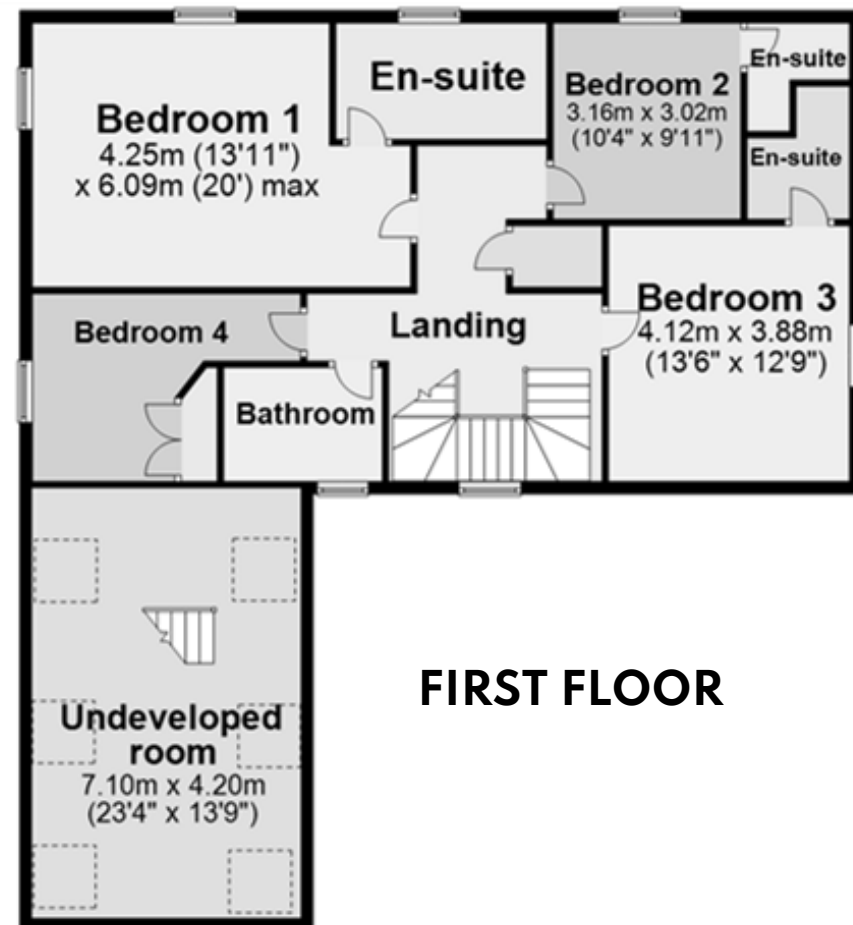
Glebelands is a substantial 'C' listed 4/5 bedroom former manse commanding a beautiful panoramic sea view from its elevated position. It is understood that Glebelands was commandeered by the Navy high command during the 2 world wars. The spacious dwellinghouse has many attractive period features and is set in well-maintained mature grounds including high walled garden, sheltered formal lawns together with many trees and bushes.

- Oil central heating.
- Secondary glazing to many windows.
- Fire places in the dual aspect living room and dining room.
- Stanley range and space for a breakfast table in the kitchen.
- Study/Bedroom 5.
- Utility room and toilet on ground floor.
- Bathroom with shower over bath.
- 3 of the 4 bedrooms have en-suites.
- Workshop and garage with electric sectional door adjoin the house.
- Undeveloped room above the utility room and garage may be suitable to convert to further accommodation or home office subject to the necessary planning consent.
- Various traditional stores. Wooden garden store.
- High walled garden.

## LOCATION

Glebelands is situated on the outskirts of Longhope village which itself is at the southerly end of the island of Hoy. The amenities on the island includes a primary school, post office, shop and hotel. The island is connected to the Orkney mainland by a scheduled ferry service.











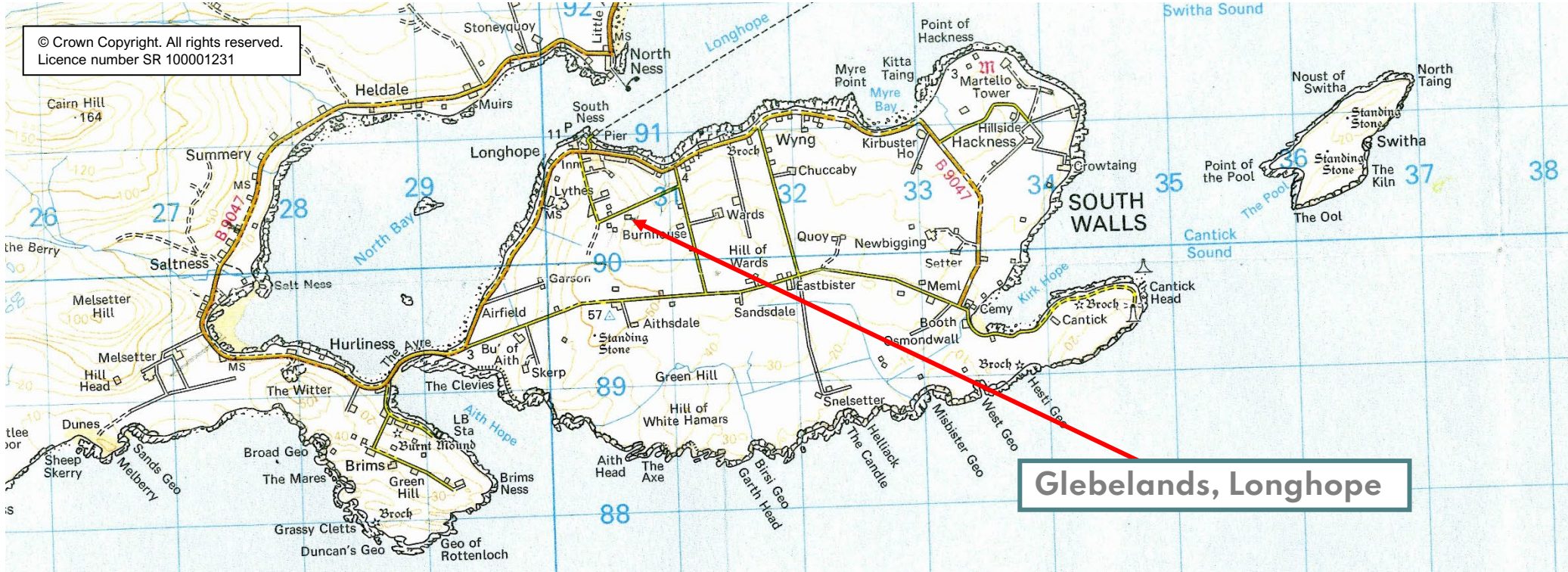








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**Glebelands, Longhope**

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

**COUNCIL TAX BAND** – Band D. 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 & FITTINGS** – All floor coverings are included in the sale price. John Deere tractor mower is available by separate negotiation.

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

**PRICE** – Offers Over £410,000

**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.

- 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.