



Kald-setr, Tankerness, KW17 2QS

Harcus.



Set in a peaceful rural location with panoramic views across the surrounding countryside, Kald-setr is an impressive and exceptionally spacious detached family home offering five bedrooms, two public rooms, flexible accommodation and an attached garage.

Combining generous living space with substantial garden grounds, this appealing property makes the most of its tranquil setting and far-reaching rural outlook.



5 bedrooms



2 bathrooms (one main plus an en-suite off Bedroom 1)



2 public rooms

Offers over £320,000

Key Features



- Five double bedrooms
- Bright and spacious living room with panoramic countryside views
- Dining room with fully glazed doors opening onto secluded decking and the rear garden
- Well-appointed kitchen with a useful utility area
- Two public rooms, a family bathroom, an en-suite and a downstairs WC
- Substantial garden grounds with attached garage
- Peaceful rural setting with panoramic countryside views
- Solar panels providing a supplementary income stream
- Excess electricity generated by the solar panels heats the hot water, providing free hot water for much of the summer
- Electric car charger
- Power supply to the greenhouse, summer house and decking area
- Offers over £320,000

Take a look inside

Living room

Bright and spacious, the living room enjoys panoramic views across the surrounding countryside, creating a welcoming everyday retreat with a strong connection to the rural setting.





Dining room

The dining room offers a sociable setting for family meals and entertaining, with fully glazed doors opening onto secluded outdoor decking and the rear garden.



Kitchen

The well-appointed kitchen is fitted with an extensive range of floor and eye-level units, integrated hob and electric oven, together with spaces for fridge and dishwasher.

A useful utility area provides plumbing for a washing machine and tumble drier, supporting practical day-to-day living.



Family room

This versatile family room would make an ideal home office, games room or studio, while also offering a peaceful space to relax.

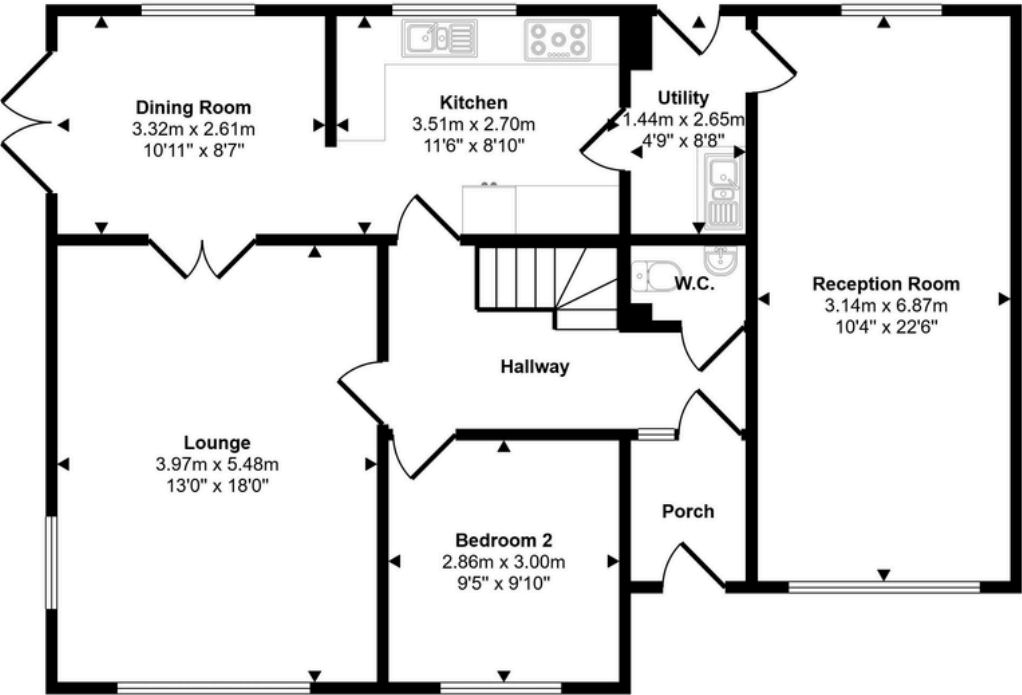


Bedroom 2

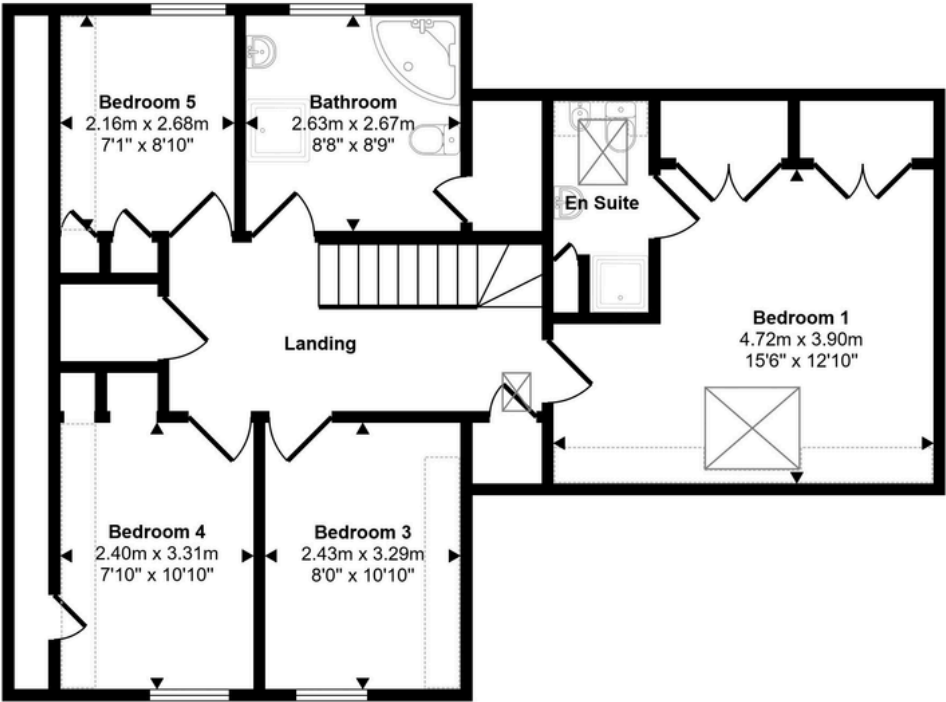
This versatile downstairs bedroom provides comfortable accommodation with space for bedroom furniture and a dedicated desk, making it equally well suited to guests, family living or home working.

Floorplan

Approx Gross Internal Area
165 sq m / 1779 sq ft



Ground Floor
Approx 91 sq m / 978 sq ft



First Floor
Approx 74 sq m / 801 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor

Bedrooms

The property offers five double bedrooms, providing generous and flexible accommodation for family life, guests, or home working.

Bathrooms

The property benefits from a family bathroom, an en-suite adjoining Bedroom 1 and a convenient downstairs WC, providing practical facilities for everyday living.







Kald-setr benefits from double glazed uPVC windows and doors and has oil fired central heating.

Services

Mains water and electricity. Private septic tank.

Council Tax

Band D. This may be reassessed when the property is sold.

Energy Performance Rating

Band B

Entry

By arrangement.

Fittings & fixtures

All floor coverings, integrated white goods, light fittings and greenhouse and summer house are included in the sale.

Price

Offers over £320,000

Interested parties

Please note your interest to Marcus Law.

Offers

Written offers should be submitted to Marcus Law.

Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
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Opening hours:

Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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