



Berstane House, Berstane Road, St Ola, Kirkwall, KW15 1SZ

Offers Over £1,300,000

Berstane House is a rare Orkney estate: a grand 13-bedroom stately home set within approximately 8 acres of private grounds, including mature woodland, sweeping lawns, and beautifully tended gardens. Its commanding coastal position offers uninterrupted sea views while remaining only minutes from Kirkwall – an exceptional combination of privacy, heritage, and convenience.

A historic residence with remarkable potential

The main house retains its period architecture, from ornate corncicing to elegant reception rooms, a formal drawing room, dining room, library/study, generous bedrooms, and a traditional cellar. The interior offers an outstanding opportunity for sympathetic modernisation, allowing a new owner to shape a truly distinguished home while preserving its character. The property is also understood to have a connection to the renowned explorer John Rae, adding to its historic significance.

A multi-unit estate with established income

The estate comprises seven separate dwellings, each with its own title deed. In addition to the main house, there are six self-contained apartments – four smaller units and two larger ones – each with private access and parking. All are currently let, providing reliable, ongoing income and making the estate suitable for private residence, multi-generational living, investment, or boutique hospitality, subject to consents.

Grounds that elevate the lifestyle

The extensive grounds include woodland walks, open lawns, sheltered garden spaces, and panoramic vantage points overlooking the coastline. The setting is peaceful, secluded, and rich with wildlife – an ideal environment for those seeking a rural retreat with spectacular views and space to create additional outdoor amenities.

Available as one lot or two

the estate is offered as a whole or in two separate lots, giving buyers flexibility depending on their needs:

Lot 1 – Berstane House & Four 1-Bedroom Flats
Includes the main stately home together with four self-contained one-bedroom apartments, ideal for guest accommodation, long-term letting, or staff housing.

Lot 2 – ‘Seaview Apartments’ A detached building comprising two spacious 2-bedroom apartments, both enjoying elevated outlooks and strong rental appeal.

A rare opportunity in Orkney

Few properties in Orkney – or Scotland – combine this level of landholding, architectural presence, coastal outlook, and income potential. Berstane House offers a unique chance to acquire a landmark estate with scope for restoration, expansion, or imaginative redevelopment.

SERVICES

Water - Mains

Electricity - Mains

Drainage - Mains

Heating - Oil central heating in the main dwelling at Berstane House and storage heaters in all the apartments

Council Tax:

Main House F

Flat 1 A

Flat 2 A

Flat 3 A

Flat 4 A

Seaview 1 C

Seaview 2 C

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VIEWINGS

By appointment only, arranged through K Allan Properties.

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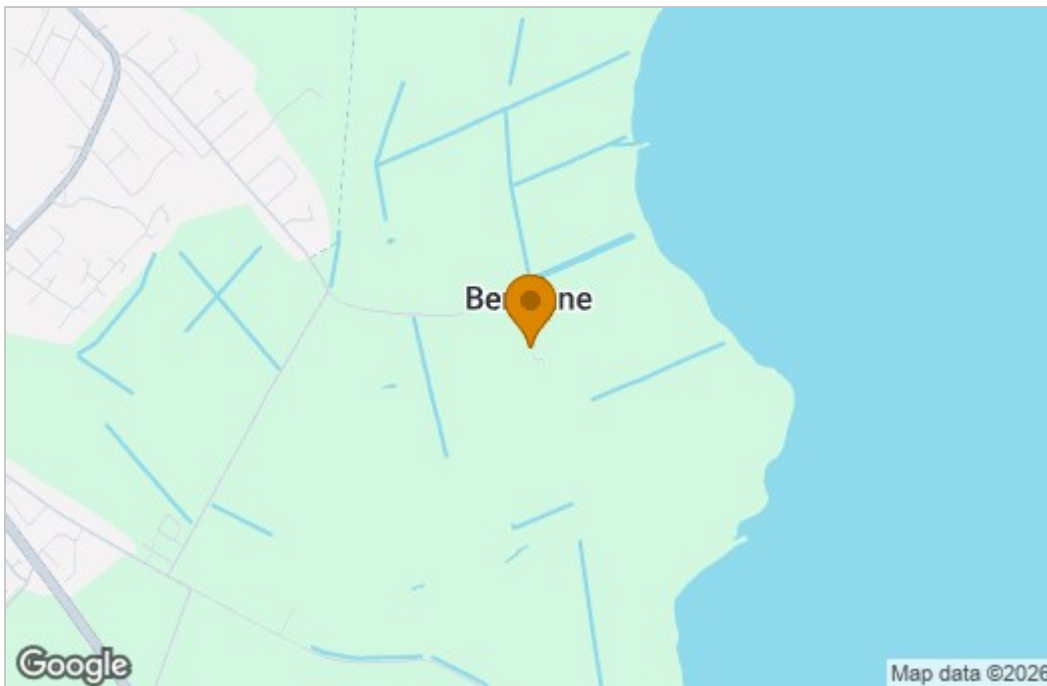
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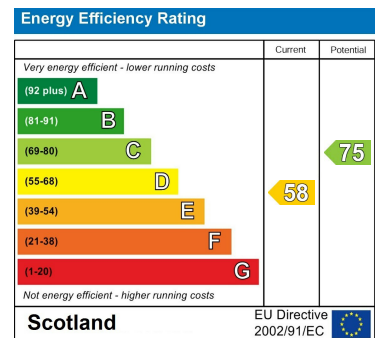
Floor Plan



Area Map



Energy Efficiency Graph



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