



Offers over £

Trenabie Mills
Pierowall, Westray, KW17 2BZ

Harcus.



Trenabie Mills is an impressive and substantial five bedroom converted B-Listed Victorian mill complex boasting many original features. The property comes complete with a one bedroom cottage, a further smaller mill and a large workshop with store, greenhouse and side shed all nestled within generous garden grounds.

Sympathetically restored, whilst retaining many of the original features, the property provides a wealth of charm and character throughout.

Viewing is essential to fully appreciate the uniqueness of this magnificent property.



5 bedrooms



3 bathrooms



2 Public room



Trenabie Mill is a Category 'B' listed property built c.1897 for David Balfour, the fifth Laird of Trenabie. The islanders brought their oats and barley here to be ground into flour, but by 1960 this was no longer viable. The mill was shut down and used as a store for around 40 years until the previous owners bought and renovated it to provide an outstanding family home. The property blends a delightful mix of characterful features whilst still retaining a good number of parts of the original mill workings, including the water wheel.

The mill is presented over three floors, with the ground floor accommodation comprising the kitchen, reception/living room, laundry and shower room. The reception/living room boasts flagstone flooring and the kitchen has the brick arch to the ground floor, below where the kiln would have been situated. A shower room and laundry room are also on the ground floor.

Three double bedrooms are positioned together with a bathroom on the first floor, with two further bedrooms, one with an en-suite bathroom located on the second floor. Original staircases and wood flooring have been retained together with some doors and windows. The previous space where the kiln and drying floor were originally housed has been fitted with a glass roof to provide an atrium, allowing light to flood down through the building.

Kilnman's Cottage is also included in the sale, which could provide an income through self-catering or equally would serve as additional family accommodation. The cottage has a bedroom, shower room, kitchen and living room complete with a box bed.

An additional smaller and older mill, possibly dating back to the 17th Century, is currently used for storage. It also has a water wheel. With the appropriate permissions this building could offer potential for further conversion. A vast workshop and a greenhouse are also located on the grounds.

The garden grounds are mostly laid to grass, with areas of mature planting and a sheltered courtyard to the rear leading to a tiered lawn surrounded by shrubs and bushes.

The water wheel has some relevant workings in place and could be reinstated into operation if desired to support a small hydro scheme.

Trenabie Mill

Ground floor

Reception/Living room

9.78m x 5.49m (32ft 1" x 18ft)

This remarkable reception room provides abundant space for family living and is ideal for entertaining guests. It features flagstone flooring along with original wooden beams and a staircase. The room includes two windows at the front and two at the rear, as well as a door that leads to the wheel room.





Kitchen

6.13m x 5.49m (20ft 1" x 17ft)

This kitchen showcases a charming brick arch, which would have been located beneath the kiln. Equipped with both eye-level and floor-level units, an oven, a hob, and a dishwasher. Windows at the front and side, along with a stable door that opens up to the patio and garden.

Laundry room

2.10m x 1.38m (6ft 11" x 4ft 6")

Plumbed for a washing machine and space for a drier.

Shower room

1.95m x 1.53m (6ft 5" x 5ft)

Fitted with a shower, wash hand basin and W.C.



First floor

Hallway

With a window and an additional large full-height window at the front, natural light floods the space.

Bedroom 2

3.56m x 4.39m (11ft 8" x 14ft 5")

This bright bedroom has two windows looking out over the rear garden. Original wood floor and a door to the atrium.



First floor

Bedroom 4

3.56m x 2.60m (11ft 8" x 8ft 6")

Currently serving as a music room, this space features original wood flooring and a window to the rear.

Bedroom 3

3.56m x 3.60m (11ft 8" x 11ft 10")

This inviting double bedroom features a warm color palette, charming original wood flooring, and a window overlooking the rear.

Bathroom

2.12m x 1.95m (7ft x 6ft 5")

Fitted with a freestanding bath, W.C. and a wash hand basin.



Second floor

Upper Landing

Cupboards stretching the length of the landing providing excellent storage.

Bedroom 5

3.18m x 2.73m (10ft 5" x 9ft)

This delightful bedroom features elegant decor and offers a window along with a Velux skylight at the rear.



Second floor

Bedroom 1

5.85m x 4.19m (19ft 2" x 13ft 9")

Exceptionally spacious bedroom bathed in natural light from windows at both the front and rear, as well as the glazed door leading to the atrium.

En-suite

3.18m x 2.86m (10ft 5" x 9ft 5")

Fitted with a freestanding bath with shower attachment, W.C. and a wash hand basin.



Atrium

Approx. 6.45m x 6.45m (21ft 2" x 21ft 2")

A glass roof above the kiln area allows natural light to flood the space, cascading down to the brick-arched ground floor beneath. The system utilises solar energy for heating, facilitated by a fan that draws warm air from beneath the glass roof through a duct into the ground floor.





Kilnmans' Cottage

The charming cottage features a living room with a box bed, kitchen, wet style shower room and a double bedroom. Sheltered private garden areas to the side and rear. The cottage has air source heating.



Living room

3.88m x 3.76m (12ft 9" x 12ft 4")

Charming living room complete with a box bed. An inset wood-burning stove, adding a welcoming touch. The room features flagstone flooring and dual-aspect windows, allowing for ample natural light.



Kitchen

2.63m x 1.82m (8ft 8" x 6ft)

The kitchen is fitted with floor and eye level units, hob, worktop space and a Belfast sink. Washing machine and a fridge are included in the sale.

Shower room

2.63m x 1.16m (8ft 8" x 3ft 10")

Wet style shower room with a polished concrete floor and a window to the rear.

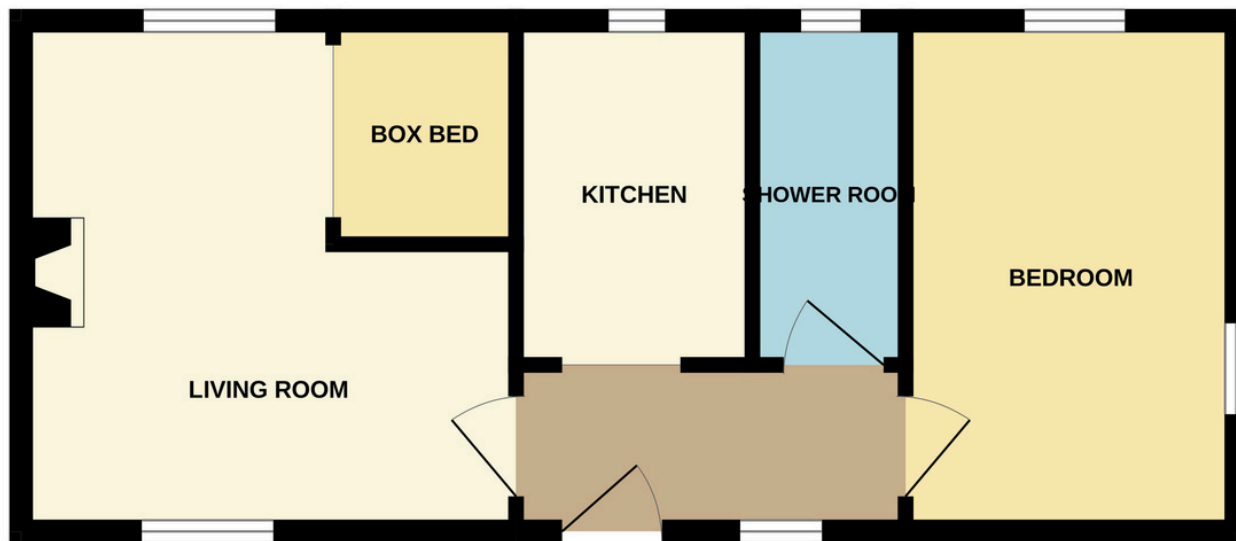
Bedroom

3.88m x 2.51m (12ft 9" x 8ft 3")

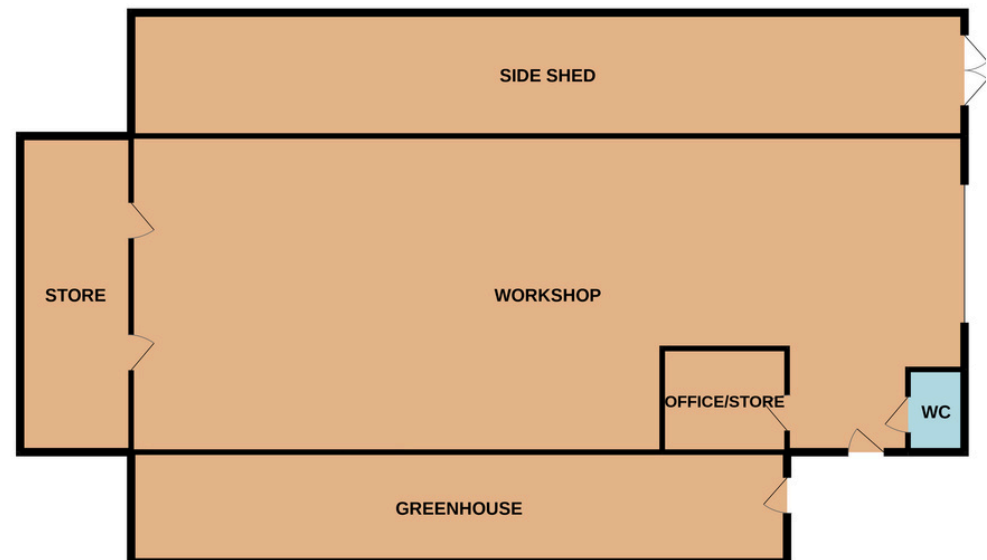
Warmly decorated double bedroom complete with a high level bed/storage, wardrobe, flagstone flooring and dual aspect windows.



Kilnmans' Cottage



Workshop/Store and Greenhouse





Mill

15.53m x 5.06m (50ft 11" x 16ft 7")

Simply used for storage, this older mill has a water wheel and with the appropriate permissions could offer potential for conversion.

Workshop and Store

17.83m x 6.77m + 2.37m x 6.77m

(58ft 6" x 22ft 3" + 7ft 9" x 22ft 3")

This exceptionally large workshop has power, lighting, a metal roll up door and a toilet. Store situated to the rear.

There is also a further Shed/Store 17.99m x 2.63m (59ft x 8ft 8") to the side of the workshop.

Greenhouse

12.79m x 2.36m (42ft x 7ft 9")





Outside

The driveway leads to the property with ample parking. The garden grounds are mainly laid to lawn and are surrounded by mature bushes and shrubs. To the rear of the mill is a courtyard offering a particularly sheltered and sunny spot with a tiered lawn.



Trenabie Mill has oil heating with underfloor heating on the ground floor and cast iron radiators to the first and second floors.

Kilnmans' Cottage has an air source heat pump with underfloor heating.

Services

Mains services, Septic tank

Council Tax

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

Energy Performance Rating

Band

Entry

By arrangement.

Fittings & fixtures

Some furniture and white goods are included in the sale.

Price

Offers over £

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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