

Offers over
£195,000



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Cornesquoy Cottage, Orphir, KW17 2RE



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Cornesquoy Cottage is an attractive two-bedroom cottage set in a peaceful countryside location, enjoying spectacular views towards Hoy and Stromness.

The property is perfectly positioned, just a ten-minute drive from Stromness and a twenty-minute drive from Kirkwall.

It offers modern living accommodation, including a bright living room with dining area. There are two bedrooms, with an en-suite bathroom off the master bedroom, as well as a separate shower room.

The garden provides valuable outdoor space, while ample parking and a timber garden shed add further practicality.



2 bedrooms



Bathroom & En-suite



1 public room

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Key Features



- Two bedroom cottage
- Located in a peaceful countryside setting
- Spectacular views to Hoy and Stromness
- Bright and spacious living room with dining area
- Well-appointed kitchen
- One main shower room
- En-suite off master bedroom
- Attractive garden ground with timber shed
- Parking area to front of property
- Electric Storage Heating
- UPVC framed double glazed windows
- Re-plumbed, re-wired and extensively modernised and insulated in 2023/2024
- Mains water and electricity
- Drainage to private septic tank
- Council Tax Band: A
- Energy Performance Rating- Band: D
- Offers over £195,000

Take a look inside

Living room

Bright and spacious, the living room offers a welcoming and comfortable setting for everyday family life. The media wall includes LED lit recessed shelves, electric fire place and space for tv and sound bar. Space for dining table.





Kitchen

The well-appointed kitchen is fitted with an extensive range of floor level units, integrated induction hob with fan, electric oven, and fridge freezer, cupboard with water cylinder and storage together with space for a washing machine.

Kitchen window provides spectacular views to Hoy, Graemsay and Stromness.





Bedrooms

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

The master bedroom includes an alcove to fit a dresser or storage unit, recessed lit self and benefits from and adjoining en-suite.







En-suite

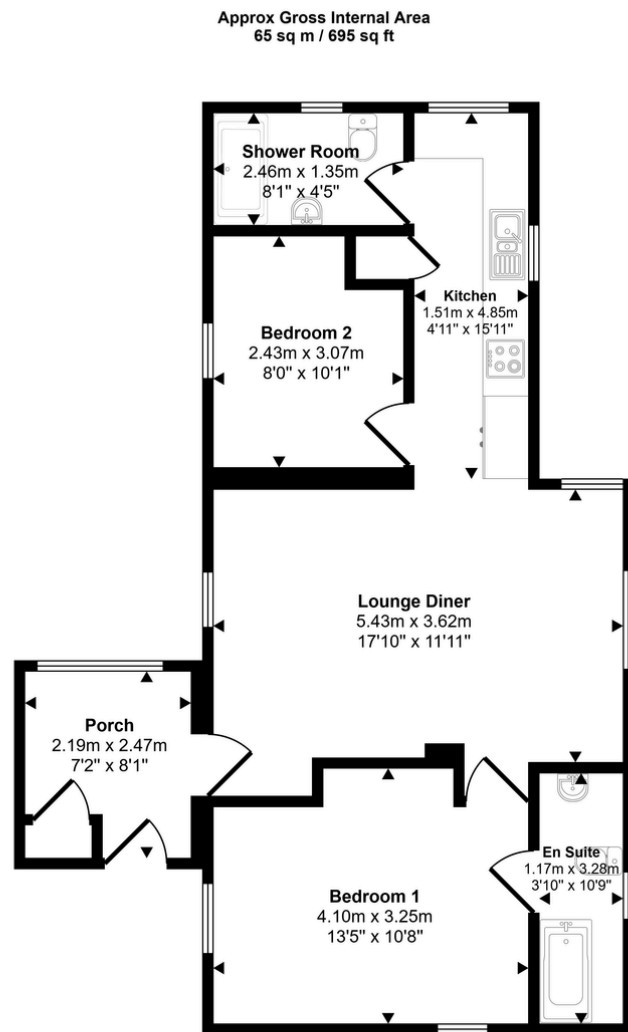
The en-suite off the master bedroom includes shower over bath, vanity units, wall hung storage unit lit mirror and electric towel rail.



Shower room

The main shower room includes a walk in shower, vanity unit, cabinet mirror and electric towel rail.

Floorplan



Floorplan

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.



Porch/Utility area

Includes fuse board cupboard and storage. Large storage cupboard, space for tumble drier and point for a panel heater. Exposed timber beams.



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Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

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