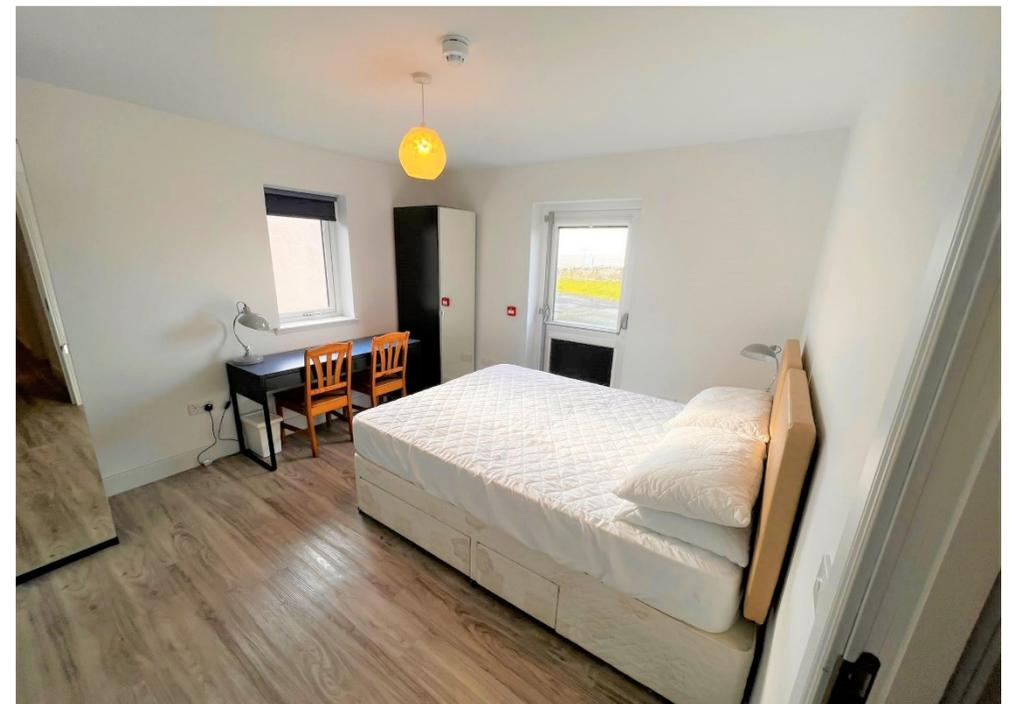




Upper Housegarth and Kristin Linklater Voice Centre
Sandwick, Orkney, KW16 3LY

FOR SALE – Offers over £750,000



Upper Housegarth and Kristin Linklater Voice Centre, Quoyloo, Sandwick, Orkney

This is a unique, lifestyle business opportunity to purchase a family home with purpose built studio and guest accommodation alongside.

Originally built by the late Kristin Linklater, who was a world-renowned teacher of voice production, the studio can cater for a wide variety of events and workshops and immersive training such as art, music, dance, yoga, wild swimming and much more. On completion of the restoration and extension of the house, Kristin Linklater was awarded the Laura Grimmond Award by The Orkney Heritage Society, which encourages and promotes excellence in the built environment in Orkney. Upper Housegarth would be ideal as owners family accommodation. Whilst operational, the centre was awarded a three star rating from Visit Scotland.

With extensive grounds of around 4.69 acres (1.9 hectares), including a man-made Amphitheatre, there are also opportunities for group outdoor activities. There may also be opportunity for further development with the appropriate planning consents.

Located on a secluded hillside in the West Mainland of Orkney, overlooking farmlands, sea and towards the Cliffs of Hoy, Upper Housegarth and the Kristin Linklater Voice Centre has an abundance of history and nature on its doorstep. Located nearby is the Bay of Skail, the Neolithic archeological site of Skara Brae and The Ring of Brodgar Stone Circle and Henge which is an impressive ceremonial site dating back to the 3rd millennium BC.

The towns of Kirkwall and Stromness provide excellent independent shopping and dining experiences along with onward transport by ferry from both towns to and from the Scottish Mainland. Kirkwall Airport is located approximately 21 miles from Upper Housegarth.

For families with school age children, primary schooling is provided at Dounby Community School with older children attending Stromness Academy. Transport is available to both schools.



Entrance Mud Room/porch

Entrance through UPVC exterior door. Flagstone flooring. Bench seating with coat hooks above and separate coat cupboard. Windows to 2 sides. ½ glazed door leading to the kitchen/family room.

Kitchen/Family Room

Flagstone flooring continues through the ground floor. Exposed stone feature wall with integrated shelving. Built in bench seating which is also used for storage. The family room area has windows to the front with spectacular views over countryside towards the Bay of Skail.

The kitchen area is fitted with ample, modern floor and wall mounted units with worktop space and tiling above. 1 ½ bowl stainless steel sink with mixer tap and drainer. Separate Quooker mixer tap.

Integrated appliances include microwave, slim line dishwasher, and fridge freezer. Freestanding electric range cooker with induction hob and hotplate and extractor above.

Door to rear courtyard and door leading to TV room.

TV Room

This is a cosy room with a log burner set in an inglenook fireplace. The flagstone flooring continues and there 2 windows to the front of the property. There is an under stairs cupboard which houses the central heating system. Opening leading to the lounge.

Lounge

Flagstone flooring again continues into the lounge. Windows to the side elevations overlooking the garden grounds. Log burner set in a large inglenook fireplace. Door to annex.

Annex bedroom

Self contained bedroom and en-suite shower room, having a separate exterior door to the side of the property. Two roof lights. Carpet. Log burner set in Inglenook fireplace.

En-suite shower room

Fully tiled shower room with double shower enclosure with mains pressure shower. Window to side. Wash hand basin. W.C. Heated towel rail. Space and plumbing for washing machine.

Stairs lead to the first floor from the TV Room



Bedroom 1

Windows to the front and side enjoying open views. Radiator. Wooden flooring. Built in wardrobes. Cupboard giving access to large, floored attic space. Access to roof void.

Bedroom 2

Window to the side with fabulous views. Radiator. Wooden flooring. Build in dressing table, wardrobe and shelving.

Bathroom

Bath with mains shower connection over. Smart toilet with controls to the side. Corner shower enclosure with mains shower. Wash hand basin. Heated towel rail. Extractor.

Outside

There is a fully enclosed area of grass to the front of the house. To the side there is a courtyard ideal for sitting out with the addition of a sunroom for shelter when required. A grass area to the side of the courtyard has the clothes drying area.

There are two stone built outbuilding which have original stain glass windows.

To the other side of the property lies a garage and byre. The garage is fitted with an electric up and over door and lights. The Byre stores the fuse box, oil tank and the boiler feeding the house.

The Centre

The centre has been built with communal activities and entertaining in mind. The Studio is spacious, has amazing views, fabulous acoustics with a cathedral ceiling and with the addition of underfloor, heated cushioned flooring, storage and a fitted coat store, is ideal for hosting large gatherings or feeding the imagination and inspiring art, music, dance, the list goes on. The centre is fitted with UPVC double glazing and Air Source heating.

Kitchen/Sitting area

Windows to the front and side again making the most of those fabulous views. Log burner set in an inglenook fireplace with a stone hearth. Exposed ceiling trusses. Vinyl flooring.

Kitchen area

Vinyl flooring. Extensive run of modern floor and wall mounted units with worktop space above. Integrated appliances include dishwasher, microwave and fridge. Calor Gas 8 burner range with extractor canopy above. There is a fire escape to the side of the kitchen. Door leading to toilet, shower room, cold store and office.

Shower room

Accessible wet room with privacy glazed window to the side. Mains pressure shower. Wash hand basin and WC. Extractor fan.

W.C.

Privacy glazed window. Vinyl flooring. W.C and wash hand basin with mirror above. Extractor fan.

Coded access door to cold store and office.

Cold Store

Exterior door and privacy glazed window to the side. Concrete flooring. Built in shelving. Ample space for industrial white goods/ 2 chest freezers, Upright freezer, blast chill and upright fridge. Door leading to office.

Office

Window to the side. Built in desk with power, HDMI and Ethernet sockets above. Carpet flooring. Panel heater.

Bothy

Heating to the Bothy is via a pellet boiler housed in the boiler room attached to the building. Accommodation comprises of 12 single bedrooms, 1 accessible en-suite double/twin bedroom and 4 shower rooms. The bedrooms are located in two separate corridors with the rooms being named after islands of Orkney. The Bothy also houses a communal laundry area.

Single bedrooms

Vinyl flooring. Built in dressing table and wardrobe. Single bed. Wash hand basin. Radiator. Window.

Shower Rooms

All shower rooms are wet room style with shower screen and mains pressure showers. W.C. Wash hand basin with mirror above. Radiator. Extractor.



Accessible bedroom (Shapinsay)

Window to the front. Fire door to the side. Wardrobe and dressing table. Bed can be connected to make a double bed or split for twin.

Accessible En-suite shower room

Wet room with accessible accessories. W.C. Wash hand basin. Mains pressure shower. Radiator.

Laundry

Exterior door to rear. Vinyl flooring. Ample storage cupboards. Floor level units with stainless steel sink with mixer tap and drainer above. Built in desk. Space and plumbing for 3 washing machines and a tumble dryer/ 3 washing machines and tumble dryer.

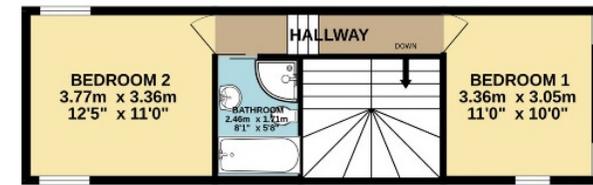


Upper Housegarth

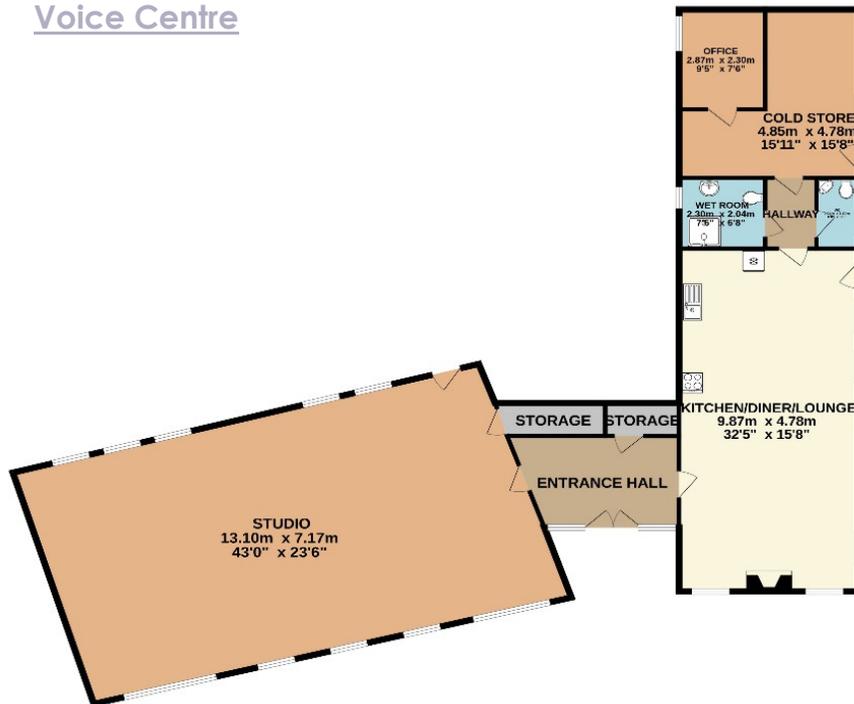
GROUND FLOOR
99.4 sq.m. (1069 sq.ft.) approx.



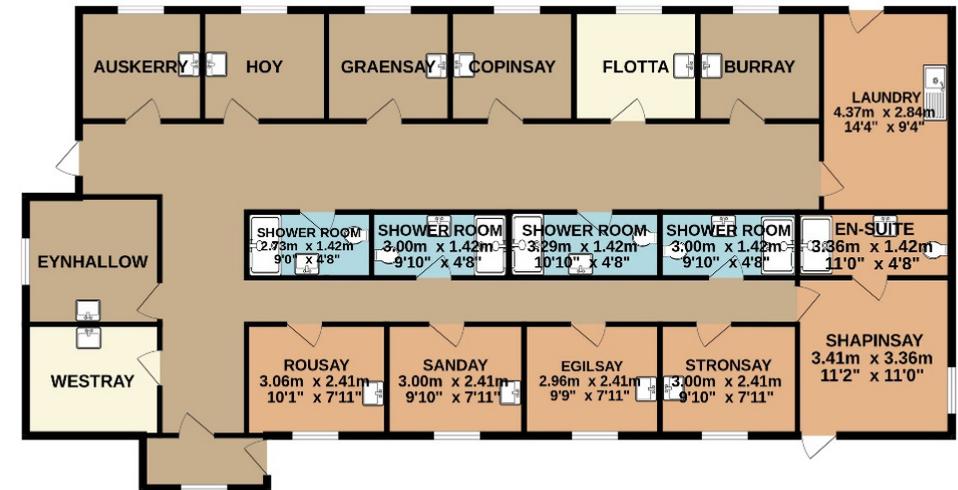
1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



Voice Centre



The Bothy



COUNCIL TAX

Rateable Value
 Voice Centre - £10,500
 Self-Catering Unit - £1,750

SERVICES

Mains electricity and water. Private septic tank.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

CONTENTS

The contents of the house and centre along with the minibus, can be included in the sale price.

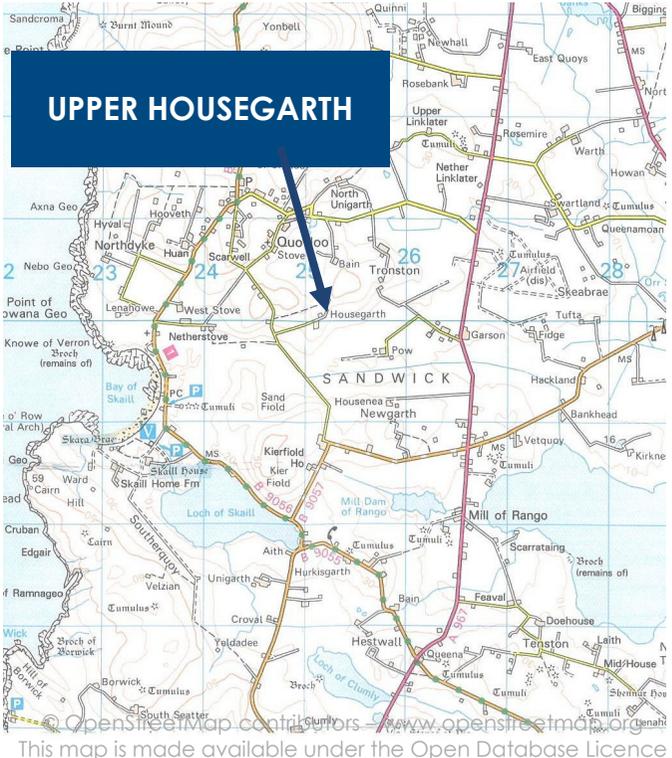
PRICE

Offers over £750,000 are invited.

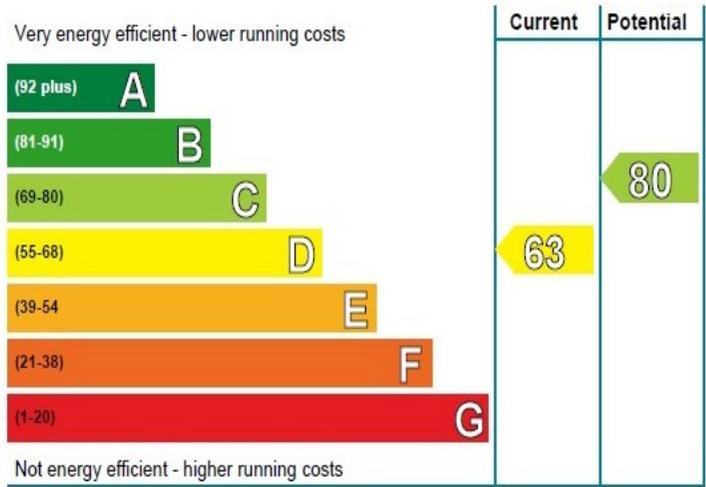
VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

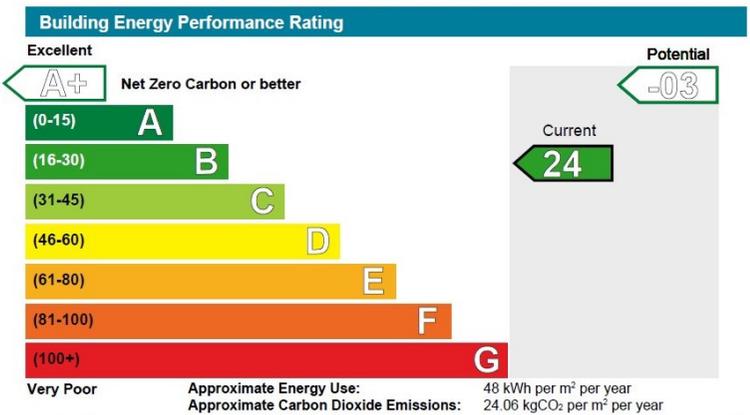
Telephone: 01856 872 216
 Fax: 01856 872 483



Upper Housegarth



The Bothy



NOTES - These particulars have been prepared following inspection of the property on the 06 March 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.