



Cupwillo, Button Road, Stenness, Orkney, KW16 3HA  
**FOR SALE – Offers over £390,000**



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## Cupwillo, Stenness, Orkney

- Timber framed double glazed windows
- Air to water air source heating
- Private septic tank
- Large detached double garage
- Electric car charger
- Breath-taking views
- Bright décor throughout
- Move in condition
- Site extends to approximately 2 acres (0.80 hectares)

Cupwillo is a modern 2 storey seven-bedroomed detached dwelling, which is well-presented and maintained to a high standard throughout. The property is set in a large plot which is laid to lawn with a graveled driveway and parking area. Nestled in the countryside, Cupwillo offers peaceful and secluded accommodation, and enjoys unrestricted views over the Bay of Eyrland and the Hoy Hills.

Cupwillo presents flexible accommodation with the option to utilise the bedrooms in a variety of ways, such as an Office, TV Room, Play Room etc.

Situated in Stenness, Cupwillo is close to local amenities including a community school, post office, hotel and restaurant and a petrol station. Stromness and Kirkwall with their more extensive amenities are approximately 5 and 12 miles respectively.

Cupwillo would make a perfect family home and we highly recommend viewing to see the full potential this stunning property has to offer. The property, which sits in a large site extending to approximately two acres (0.80 hectares), could have potential for another building plot, subject to obtaining the relevant Local Authority consents.



## Downstairs

### Entrance

Entrance through timber exterior door. Wooden flooring. Access to hallway, utility room and en-suite.

### Utility Room

Wooden flooring. Wall mounted worktop with stainless steel sink with mixer tap and drainer. Wall mounted shelving. Window to front. Central vacuum system. Radiator.

### Hallway

Wooden flooring. Radiator. Access to upstairs, living room, bedroom, TV room (bedroom 2), bathroom and kitchen.

### Living Room

Vinyl flooring. Double aspect windows to rear and side. 2 radiators. Electric fireplace. Access to office, dining room and outside.

### Office/Play Room

Vinyl flooring. Windows to side. Radiator.

### Dining Room

Vinyl flooring. Windows to rear with access to decking. Large under stair cupboard with shelving. Radiator.

### Kitchen

Vinyl flooring. Ample modern floor and wall mounted units with extensive worktop space. Gas 5 burner range with extractor canopy above. 1 ½ stainless steel sink with mixer tap and drainer. Windows to rear and side. Radiator.

### Bathroom

Vinyl flooring. WC. Wash hand basin with mixer tap. Bath with tiled surround and pillar taps. Privacy glass window to side. Wall mounted cabinet with mirrored door. Extractor fan. Towel rail.

### Bedroom 1 with En-suite

Double Bedroom. Wooden flooring. Windows to front. Radiator. Access to en-suite.

### En-suite Shower Room

Vinyl flooring. WC. Wash hand basin with pillar taps. Shower enclosure with electric shower. Privacy glass window to front. Extractor fan. Towel rail.

### Bedroom 2/TV Room

Large double bedroom. Carpet. Windows to side. Radiator.





## Upstairs

### Living Landing

Large open space suitable for living area. Carpet. Windows to front. Loft access. Radiator. Large walk in storage Access to bedrooms and shower room.

### Bedroom 3

Double bedroom. Carpet. Walk through shared wardrobe with hanging space and shelves. Window to rear. Radiator. Access to bedroom 4.

### Bedroom 4

Double bedroom. Carpet. Walk through shared wardrobe with hanging space and shelves. Double aspect windows to rear and side. Radiator. Access to bedroom 3 and large eaves storage.

### Bedroom 5

Double bedroom. Carpet. Built in wardrobe with hanging space. Window to side. Radiator. Access to large eaves storage.

### Shower Room

Vinyl Flooring. WC. Wash hand basin with mixer tap. Shower enclosure with tiled wall and mains pressure shower. Wall mounted cabinet with mirrored doors. Window to front. Extractor fan. Towel rail.

### Bedroom 6

Double bedroom. Carpet. Built in wardrobe with hanging space. Window to side. Radiator. Access to large eaves storage.

### Bedroom 7

Double bedroom. Carpet. Double aspect windows to rear and side. Radiator. Access to large walk in storage cupboard. Access to large eaves storage.

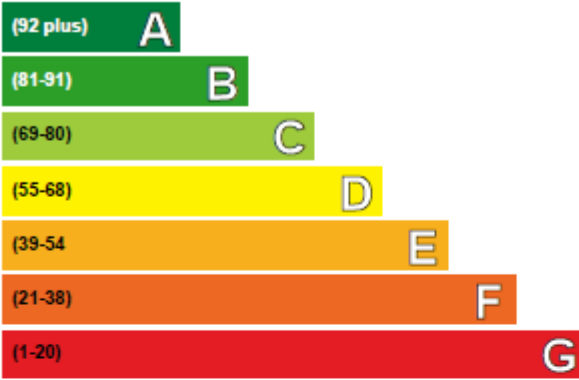
### Garage

Large detached double garage. Timber access door to rear. Concrete flooring. 2 newly installed aluminium wood effect electric doors. Space for 2 cars and workshop area to rear. Electric car charger.



# EPC

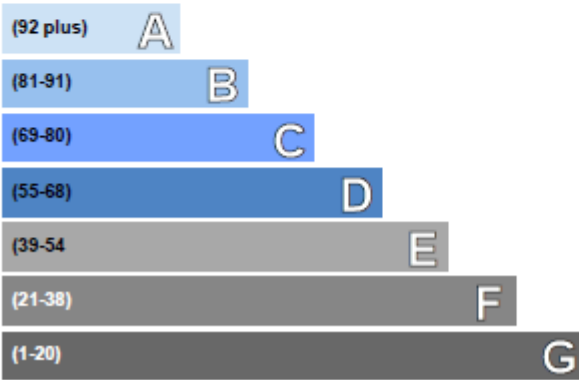
Very energy efficient - lower running costs



Current	Potential
59	78

Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
63	80

Not environmentally friendly - higher CO<sub>2</sub> emissions

# Floor Plan

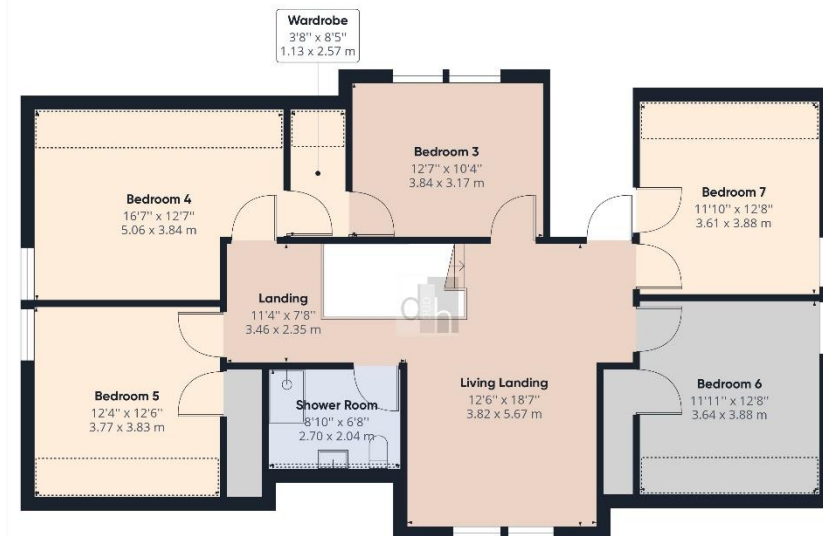


Approximate total area<sup>(1)</sup>  
1691.87 ft<sup>2</sup>  
157.18 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ORAFFTE 360



Approximate total area<sup>(1)</sup>  
1218.27 ft<sup>2</sup>  
113.18 m<sup>2</sup>

Reduced headroom  
139.20 ft<sup>2</sup>  
12.93 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headrooms  
(below 1.9m/4.9ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ORAFFTE 360

### COUNCIL TAX

The subjects are in Band F. The Council Tax Band may be re-assessed by the Orkney Island's Council when the property is sold. This may result in the Band being altered.

### ENERGY PERFORMANCE RATING

The property has an energy rating of band D (59)

### SERVICES

Mains electricity and water. Private septic tank.

### FIXTURES AND FITTINGS

Floor and window coverings, and the kitchen oven are included in the sale price. White goods including the fridge/freezer are negotiable.

### PRICE

Offers over £390,000 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

Email: [hello@dandhlaw.co.uk](mailto:hello@dandhlaw.co.uk)  
**\*All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in June 2023 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.