



Springfield, Deerness, Orkney, KW17 2QL  
**FOR SALE – Offers over £185,000**

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# Springfield, Deerness

- Tranquil Lifestyle opportunity
- Conservatory offers spectacular views over farmland and beyond
- uPVC double glazed windows
- Large garden and workshop
- Mature Gardens with stunning views
- Oil-fired central heating supplemented with electric heater and solid fuel burner

Located in the parish of Deerness in the east of mainland Orkney, Springfield is a spacious, two bedroom, detached bungalow. The property is set in generous garden grounds with a detached garage and workshop and a detached stone outbuilding. This countryside home offers a tranquil lifestyle opportunity and benefits from mature gardens, with space for seating, and enjoyable views over countryside and coast.

Local amenities include a shop, community centre, children's playpark and the local primary school, St Andrews is approximately 5 miles away. Kirkwall, with more extensive amenities, is approximately 13 miles away.

Viewing is highly recommended to see the full potential this lifestyle property has to offer.



### **Porch Entrance**

Positioned to the front of property with views of garden. uPVC double glazing and Perspex roof. Fitted coat hooks. Tile effect flooring. Access to hallway through external door.

### **Hallway**

Located to the front of property. uPVC double glazing in addition to Velux windows. Wooden panelling and sconce lighting. Low cupboard to house meters and recessed key cupboard. Flagstone flooring. Access to bedrooms, bathroom, living room and conservatory.

### **Living/Dining Room**

An inviting living/dining room located at the front of the property. uPVC double glazing. Solid fuel burner set in Inglenook fireplace with tiled hearth. The hot water tank cupboard is situated on the far end of wall. Wooden paneling to walls. Wood effect laminate flooring. Radiator. Access to kitchen and utility room.

### **Conservatory**

The conservatory has stunning countryside and coastal views over the front garden. Double doors opening onto external front garden. uPVC double glazed windows and doors. Perspex corrugated sheeting on roof. Electric decorative feature fire. Access to Hallway.

### **Kitchen**

Located to the rear of property with coastal views. Ample floor and wall mounted units with worktop space. Stainless steel sink with mixer tap and drainer. Space for cooker with stainless steel extractor fan above. uPVC double glazing. Tiled, flooring. Access to utility and back sheltered paved garden area to grow kitchen herbs.

### **Utility**

Leading from kitchen into utility. Worktop with space for under counter appliances. Under counter boiler. uPVC double glazing. Tiled flooring. Access to Kitchen.

### **Bedroom 1**

Far reaching views over land and front garden of property. uPVC double glazing with two windows. Wood effect laminate flooring. Wooden wall panelling. Radiator. Access to hallway.

### **Bedroom 2**

Positioned to the rear of property. uPVC double glazing with windows to rear of property. Wooden panelling to walls. Wood effect laminate flooring. Radiator. Access to hallway.

### **Family Bathroom**

At the rear of property. uPVC double glazing with privacy glazed window. Access to loft. White fitted bath with mixer attachment. WC. Corner shower enclosure with mains pressure shower. Wash hand basin. Tiled flooring and walls. Fitted towel rail. Access to hallway.

### **Garage**

Detached garage and attached workshop. Concrete flooring. Cupboard housing fuse board. Power and light. Open storage in roof and unsecured ladder to access. Space for cars. Access to workshop and driveway.

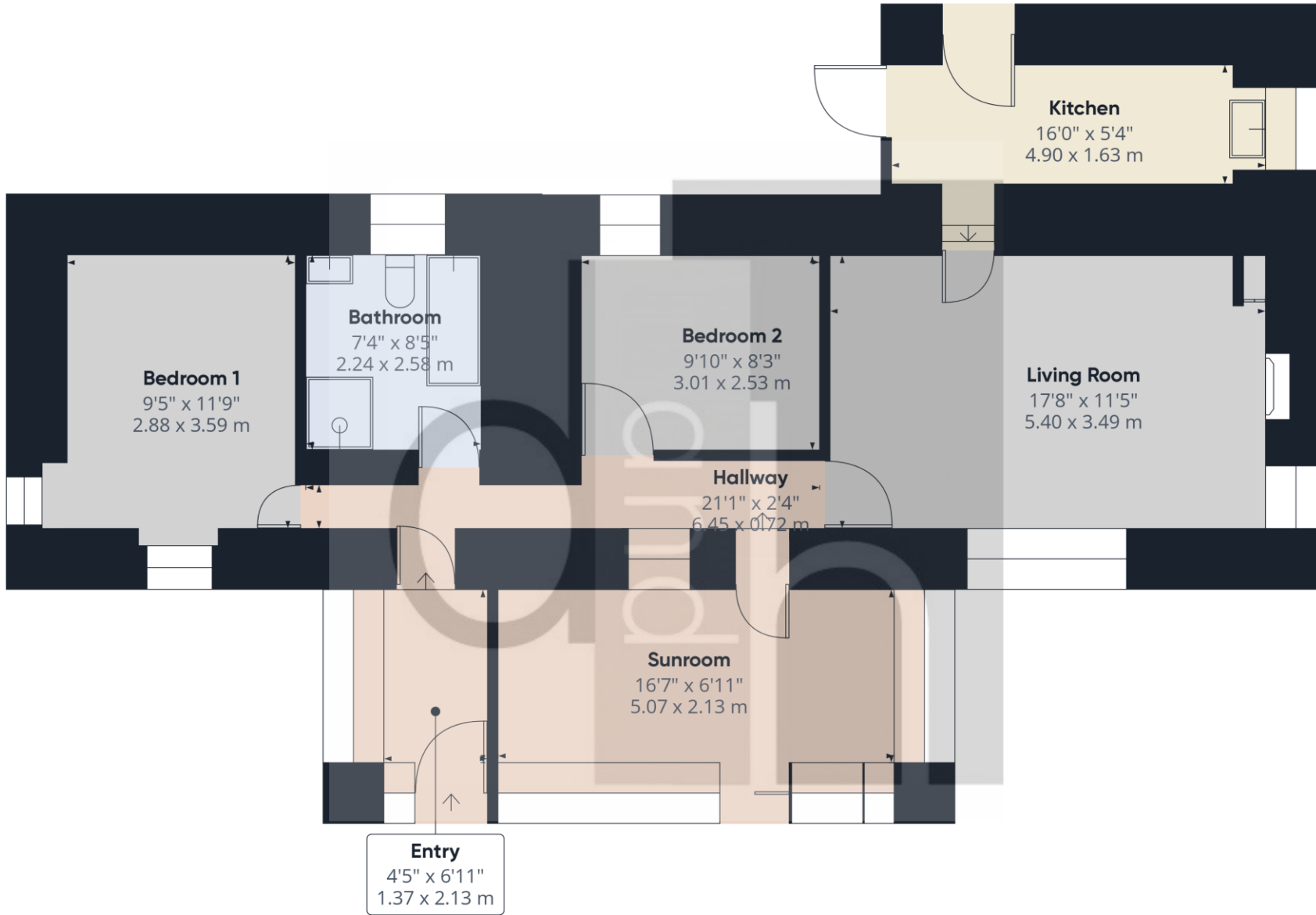
### **Workshop**

Power and light. Freestanding extensive shelving. Carpet tiles. Electric heater. Flexible options for future work from home lifestyle. Access to garage.

### **Gardens/Land**

Mature gardens with sheltered, paved, back garden with elevated views and paved front area for outdoor entertainment. Stone outbuilding in need of repair. Wooden freestanding shed located close to garage. Additional garden area located on far side of garage.

# Floor Plan



Approximate total area<sup>(1)</sup>

796.92 ft<sup>2</sup>

74.04 m<sup>2</sup>

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.

GIRAFFE360

## COUNCIL TAX BAND

The subjects are in Band C. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band E (50)

## GENERAL

Springfield is offered for sale with no warranties or guarantees.

## SERVICES

Mains water, electricity and drainage. Septic tank

## FIXTURES AND FITTINGS

Floor and window coverings, are included in the sale price.

## PRICE

Offers over £185,000 are invited.

## VIEWING

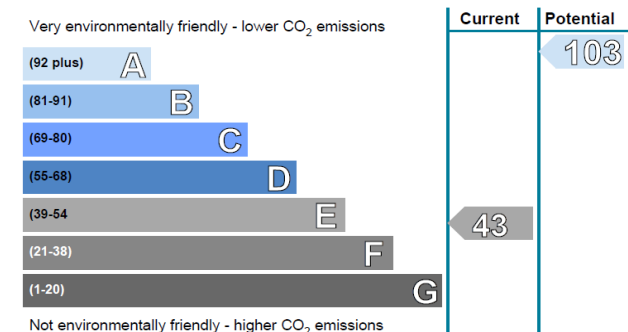
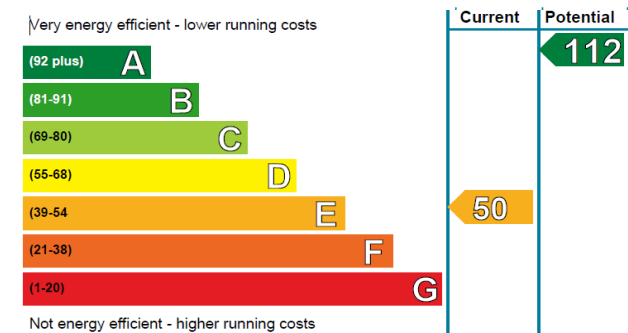
All viewings to be arranged by appointment only through d and h as the sole selling agent.

Telephone: 01856 872 216  
 Fax: 01856 872 483  
 Email: hello@dandh.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 November 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. November 2023

