



Pictail, Deerness, Orkney, KW17 2QL

**FOR SALE – Offers in the Region of - £165,000**



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## Pictail, Deerness, Orkney

- Tranquil Lifestyle opportunity
- Conservatory offers spectacular views over farmland and beyond
- uPVC double glazed windows
- Solid fuel stoves
- Mature Gardens with stunning views
- Hosted Wind Turbine giving generated electricity

The property is in the rural area of Deerness, in Orkney's East Mainland. Pictail is an earth-sheltered house with a spacious conservatory and storage sheds, situated on grounds that extend to approximately 6.7 acres (2.5 hectares). The property faces southwest, offering a tranquil lifestyle and beautiful views of the countryside and coast. The mature gardens provide ample space for seating, making it a perfect location for relaxation. This countryside home is located near several local amenities, including a shop, community centre, children's play park, and the local primary school. St. Andrews is approximately 5 miles away. Kirkwall, which offers more extensive amenities, is situated approximately 13 miles away.

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

This property does not have a completion certificate and it is therefore unlikely to attract to a mortgage.



### **Conservatory**

Located at the front southwest of the property, the conservatory offers views of the garden. It features flagstone flooring, a polycarbonate roof, and easy access to the kitchen and dining room.

### **Living Room**

An inviting round living room with a domed ceiling situated at the front of the property with stunning views of the garden. It features a solid fuel stove with a flagstone hearth and a fire retardant pebble wall. Manufactured oak flooring, and access to the kitchen and dining room.

### **Kitchen**

The kitchen is situated in the centre of the property and features plenty of fitted floor units with upstands located behind the worktops. There is a stainless-steel sink with a mixer tap and drainer, a double electric range cooker, a washing machine, and a fridge/freezer. The flooring is made of manufactured oak flooring. The kitchen provides access to the utility walk-in cupboard, living room, and dining room, which leads to the conservatory.

### **Dining Room**

A fantastic room with manufactured oak flooring, a solid fuel stove, a flagstone hearth with a fire resistant backing wall. Views over the conservatory and gardens and is located in the middle of the property, providing a perfect space to unwind.

### **Hallway**

Located at the rear of the property and is currently used as a home office. Manufactured oak flooring. Built-in airing cupboard. Access to bedrooms and dining room.

### **Shower Room**

At the rear of the property, there is a large shower enclosure with an electric shower, wash hand basin, W.C., laminate tiles, a fitted towel rail, and access to the hallway.

### **Bedroom 1**

This double bedroom has far-reaching views over the front garden. Manufactured oak flooring. Access to the hallway.

### **Bedroom 2**

Positioned to the front and side of the property, this generous double bedroom features manufactured oak flooring, views over the front garden, and access to the hallway and home office area.



### Attached Plant Room and Store

The property has a plant room, measuring approximately 8m<sup>2</sup> located at front of the property. There is a mechanical ventilation system installed, which includes a heat recovery system and is currently not in use or tested. Power is connected.

There is a smaller store at the further end of the property which measures approximately 6m<sup>2</sup>. It is served by a mains electricity supply that leads to a distribution board, and a single tariff meter and turbine electrics. Power is connected.

### Garden and Land

There is a hosted 5kW (per the current owner) wind turbine in the field to the north of the house with the property benefitting from generated electricity. The electrical switchgear for the turbine is in the Store Room.

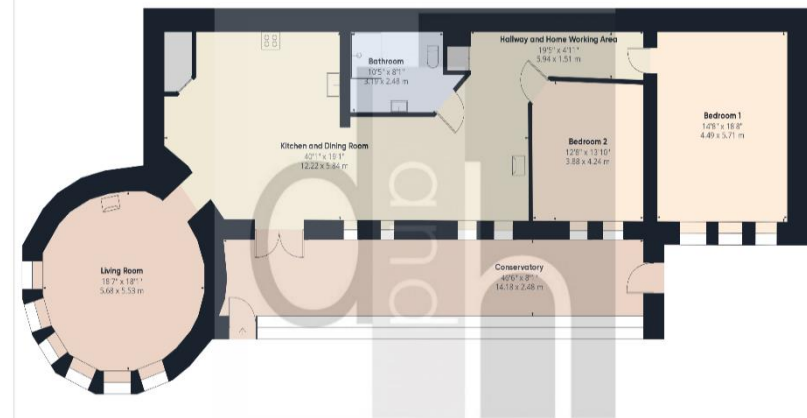
Mature gardens with beautiful borders and a large vegetable garden enclosed in a polytunnel frame. Enjoy stunning views of the surrounding landscape and views over most of the North Isles as well as Hoy, West Mainland and Shapinsay.

### Driveway

Parking for multiple cars.



### Floor Plan



Approximate total area<sup>(1)</sup>  
1957.65 ft<sup>2</sup>  
181.87 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.

ORANGE 300

## COUNCIL TAX BAND

The subjects are in Band D. 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 D (64)

## GENERAL

Pictail is offered for sale with electric instantaneous water heaters under the sinks in the kitchen and shower room.

Although planning permission and building warrants were obtained, a completion certificate is not in place, therefore the property is unlikely to attract a mortgage.

## SERVICES

Mains water, electricity, and private septic tanks.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. White goods are included. Furniture is available by separate negotiation.

## PRICE

Offers in the Region of £165,000 are invited.

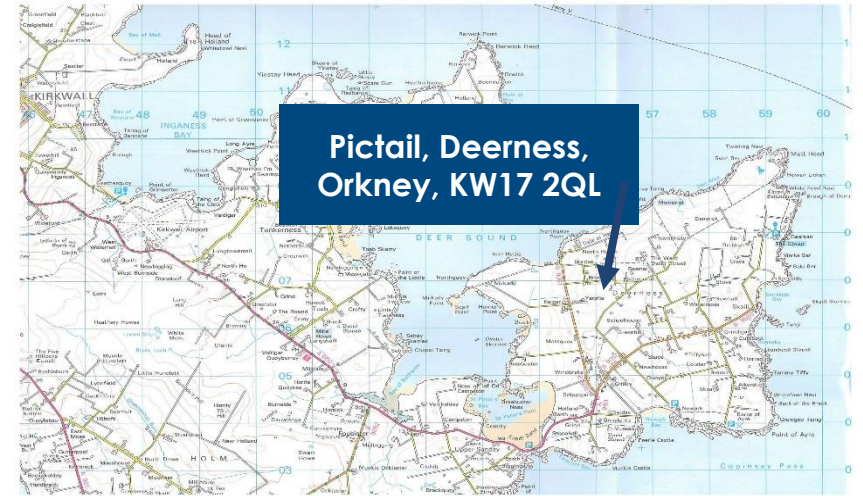
## VIEWING

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

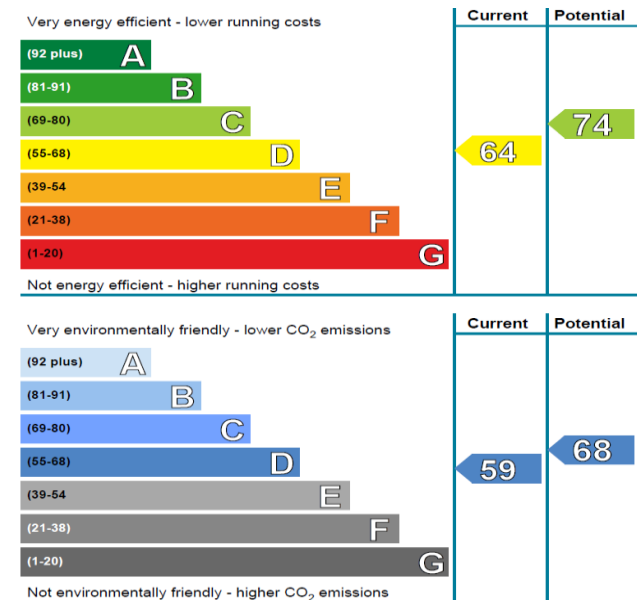
Telephone: 01856 872 216

Email: 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 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.

