



Kirkness Farmhouse, Twatt, Orkney, KW17 2JF  
**FOR SALE – Offers over £400,000**



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## Kirkness Farmhouse, Twatt, Orkney

- Breath-taking views
- Light filled rooms
- uPVC and wood framed double-glazed windows
- Air to air heat pump and programmable convector heaters
- Solid Fuel stoves
- Bright décor throughout
- Move in condition.
- Site extends to approximately 2 ½ acres (1.01 hectares)
- Private septic tanks

Kirkness Farmhouse is a large traditional cottage which is believed to be the original farmhouse of the same name. The dwelling forms the hub of a small holiday letting complex consisting of a separate cottage. The property offers unrestricted and breathtaking views over the Loch of Harray, with the Hoy Hills visible in the distance. Nestled in the countryside, it offers tranquil and versatile accommodation, with an additional smaller detached cottage that has many returning short-term rental guests. It is ideal for guests who seek seclusion and proximity to nature. Kirkness Farmhouse offers flexible accommodation options, with the ability to separate the dwellings in a variety of ways. It could be great for dual-family living, with the continued successful short-term rental business, or as a generous family home.

This property is beautifully presented and maintained to a high standard throughout. It is situated in a large plot that is mostly covered in lawns and meadows and is made up of the original stack yard with a chipped driveway and ample parking area. The property also includes a garage and a small barn which may be developed, subject to obtaining the relevant Local Authority consent.

Kirkness Farmhouse would make a perfect generous family home with additional accommodation. We highly recommend viewing to see the full potential this stunning versatile property has to offer.

Kirkness Farmhouse is in Twatt and is conveniently close to various amenities in Dounby village, such as a primary school, supermarket, post office, pharmacy, and surgery. The town of Stromness, a picturesque destination, is located approximately 8 miles away, while Kirkwall, which offers more extensive amenities, is approximately 16 miles away.



### **Entrance Porch and Mud Room**

At the back of the property, there is a large entrance porch with a view of the front garden. The porch has laminate flooring, decorative panelling on the walls, and a utility area with a butler sink and custom-made taps and fittings for the washing machine. The porch also has access to air-to-air heating, a cupboard to house the electrics, wall-mounted shelving, coat hooks, and a pulley. You can access the kitchen and dining room from the porch.

### **Kitchen and Dining Room**

Located in the centre of the property, this area offers stunning views of the Loch. The double panel uPVC double-glazed door leads to the patio area, which is equipped with laminate flooring. The modern, high gloss floor and wall units with generous storage, pull-out larder, and central island with seating and laminate worktop, give a stylish look to the space. The stainless-steel sink comes with mixer taps and a drainer, while the double oven and ceramic hob with a stainless-steel extractor canopy above make cooking a breeze. There is also an integral slim line dishwasher and housing for a microwave. The air-to-air source heating system keeps the space cosy. The inner hallway is accessible through a step-up, and there is direct access to the sitting room.



### **Sitting Room**

The room is located at the back of the property and has a door that leads out to a raised decked area. From there, you can enjoy stunning views of the garden and the loch. The flooring is made of laminate, and there is a feature fireplace with a solid fuel burner, decorative stone hearth, and a wooden mantle shelf. The room is heated with air-to-air source heating. There is a wooden door that provides access to the inner hall.

### **Inner Hall**

There is an external door and laminate flooring at the rear of the property, with access to a double bedroom, shower room and walk-in wardrobe.

### **Shower Room**

Situated at the rear of the property, this room features a large walk-in mains shower, pedestal sink with mixer tap, W.C., wall-mounted cabinet, heated towel rail, and uPVC privacy glass window. Access to Hallway.



### **Walk in Wardrobe**

Located at the back of the property, this room features laminate flooring and offers ample storage space with hanging rails, shelves, and access to the hallway.

### **Bedroom 1**

At the back of the property, there is a bright room with a view of the garden and loch. The room has laminate flooring, a convector radiator and access to the inner hallway.

### **Inner Hall**

The inner hallway of the property is in the middle and features a movable plasterboard that divides the farmhouse into two living sections. The flooring is laminate, and there is a convector radiator, coat hooks, and wooden retractable stairs that lead to the attic rooms. The hallway provides access to the second bedroom, a W.C., the front entrance porch, and leads to the kitchen, sitting, and dining room.

### **Attic Room 1**

Located on the upper level of the property, this room measures approximately 3.6m x 3.12m. It features a carpet, a large Velux window with views over the gardens, and access to the hallway.

### **Attic Room 2**

Located in the eaves, with a skylight and approximately 3.28m x 2.26m of carpet flooring. Access to large eaves storage with restricted headroom.

### **W.C**

The powder room is located on the ground floor with laminate flooring. Features a wall-hanging basin with mixer tap and slate splashback, a W.C., fitted towel rail, and hallway access.



## Bedroom 2

Situated at the side of the property is a double bedroom filled with natural light. The room features a carpet, an alcove wardrobe with hanging space, and a convector radiator. The bedroom has access to an en-suite and a hallway.

## En-suite

One step up to a double shower with slate splash back and electric heated towel rail. Pedestal sink with mixer tap. Laminate flooring. Access to bedroom.

## Entrance Porch

Located on the side of the property, offering breath-taking panoramic views of the gardens and the loch, this area features laminate flooring, low-fitted cupboards, and seating, and provides access to the sitting, dining, and kitchen areas.

## Sitting/Dining/Kitchen

On the side of the property, there is a room that's filled with bright light. It has a stunning tiled feature fireplace with a solid fuel burner a stone hearth and a convector radiator. You can enjoy breath-taking views of the gardens and loch from this room. There's alcove-fitted shelving and laminate flooring as well. The kitchen and dining area has modern wall and floor-mounted cupboards, with a peninsula that offers additional seating, laminate worktops, and splashback. It has a stainless-steel sink with drainage and mixer tap, ceramic hob, and oven with a stainless-steel extractor fan. There's a fridge and integrated slim line dishwasher too. You can access the inner hallway from here.



## Detached Cottage

A smaller detached cottage located behind the main Kirkness farmhouse. The cottage offers direct unrestricted views of Harray Loch and Hoy Hills. There is a patio area with room for seating and a fire pit. The cottage has been restored to a high level and is currently being rented out with an excellent rental return. Alternatively, it could be used for dual-family living, making it the ultimate extended family cottage. The cottage has flagstone flooring, air-to-air source heating, and built-in shelving. There is also a solid fuel burner in the fireplace with a flagstone hearth. There is ample room for a dining area. The kitchen is made with repurposed wood, and the original wooden panelling has been featured in the room. Floor cupboards and wooden wall-mounted shelving. Under-mounted deep stainless-steel sink with pillar taps and wooden worktop. Induction hob and electric oven with extraction hood. Free-standing fridge freezer. A walk-in cupboard and above a recessed cupboard for electric meters. Access to double bedroom.

The bedroom is located at the end of the cottage and has oak flooring and wooden double-glazing windows and doors. There is air-to-air source heating, a cupboard with hanging space, and a feature window seat with views over the gardens. Access to the ensuite bathroom is via a sliding door. The bathroom has tiled flooring, a pedestal wash hand basin, and a walk-in large glass shower enclosure with mains shower and W.C. Furniture can be discussed by separate negotiation.

## Garage and Barn

5.89 x 3.68m approx.

Located by the drive, a detached garage approx. 5.89m x 3.68m Hardwood outer doors. Flagstone flooring. Wooden window with power and light not tested. Barn 10.72m x 3.58m approx. Hardwood side doors and double doors at the end, the roof is currently being repaired with power and light not tested. Potential to develop this barn with consent from local authorities.



## Gardens

A large, chipped drive leads up to the house and sits within a generous garden laid mainly to lawn and wilding areas to attract wildlife. A raised decking area is perfect for entertaining and capturing the views. The site sits in is approx. 2 ½ acres of land (1.1 hectares).

## EPC

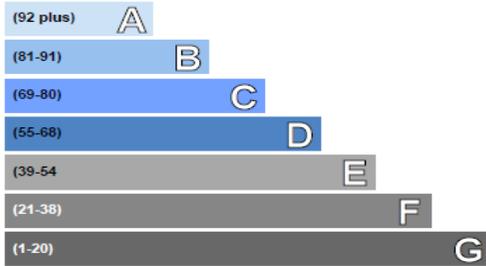
Very energy efficient - lower running costs



Current	Potential
34	81

Not energy efficient - higher running costs

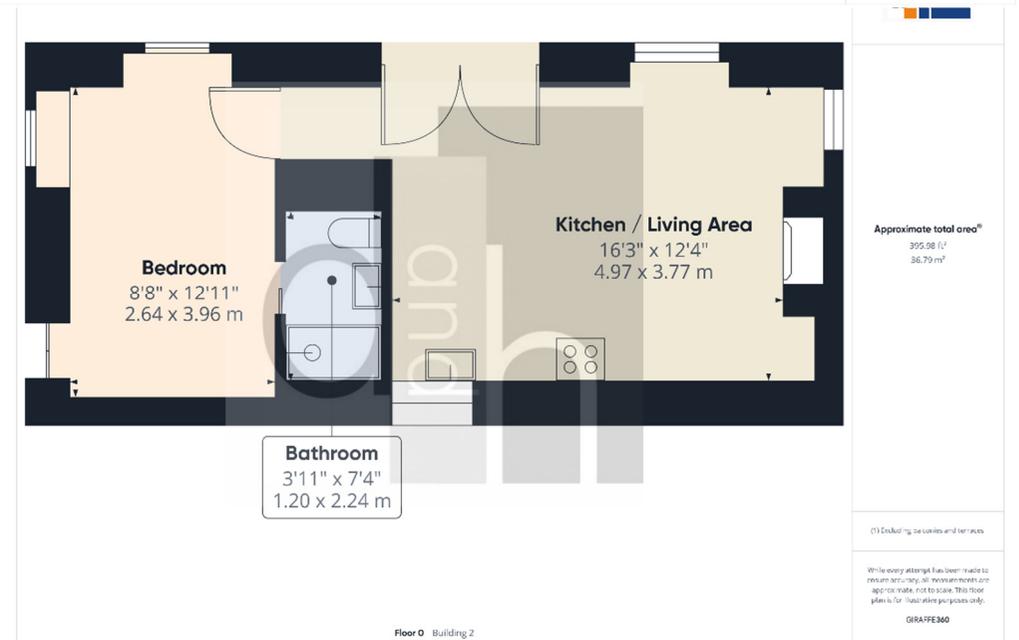
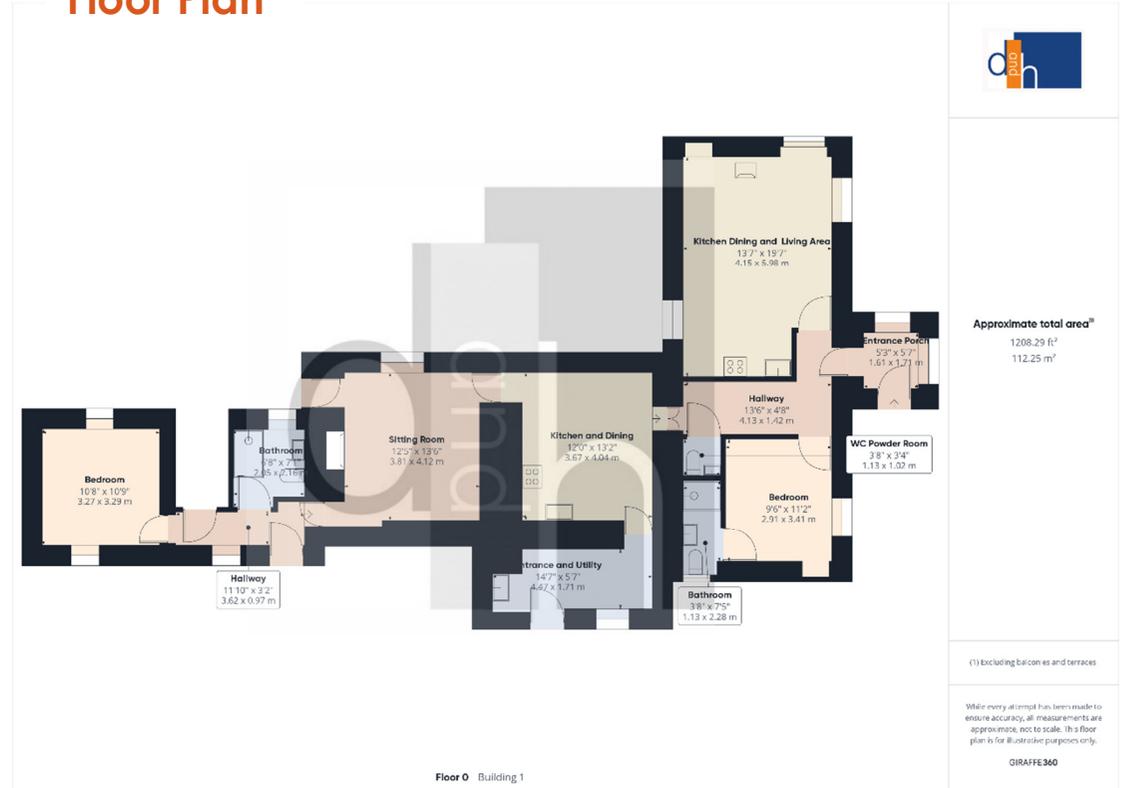
Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
42	83

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

## Floor Plan



**COUNCIL TAX**

The subjects are in Band B. 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.

The self catering unit has a rateable value of £1,500.

**ENERGY PERFORMANCE RATING**

The property has an energy rating of band F (34)

**SERVICES**

Mains electricity and water. Private septic tanks.

**FIXTURES AND FITTINGS**

Floor and window coverings are included in the sale price. Furniture and selected white goods are negotiable. Shepherd Hut currently sits in the garden and can be discussed during the viewing by separate negotiation.

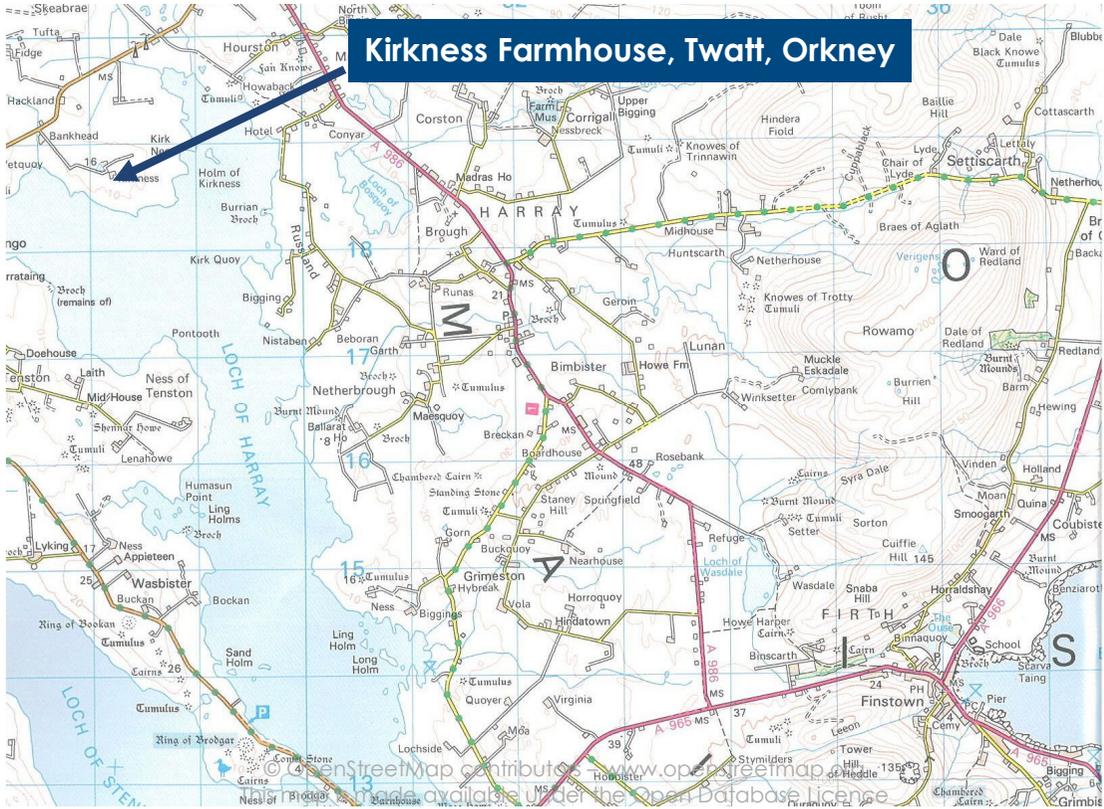
**PRICE**

Offers over £400,000 are invited.

**VIEWING**

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

**Telephone:** 01856 872216  
**Email:** hello@dandhlaw.co.uk  
**\*All viewings are conducted at the viewers own risk.**



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.