



Cavit Wyre, Orkney, Orkney Islands. KW17 2QA

Offers Over £495,000



Ross Nicholas & Company Limited
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Exciting and truly lifestyle changing opportunity, exceptionally spacious farmhouse situated on the picturesque island of Wyre which is just two miles long and a mile wide and is easily accessible from the Mainland with a regular ferry service.



FARMHOUSE

The Farmhouse is an 'A' rated energy efficient house and offers spectacular panoramic views. The living room wraps around into the kitchen/diner with a double sided wood burning stove with feature brickwork providing a cosy focal point to both rooms.

LOUNGE

The welcoming living room wraps around into the kitchen/diner with a double sided wood burning stove with feature brickwork providing a cosy focal point to both rooms.

KITCHEN

Exceptional views over to the neighbouring island of Rousay and beyond. Fitted with quality floor and eye level units and a 5 burner gas range and has an abundance of space for a large table and chairs.

SECOND RECEPTION ROOM

On the ground floor there is a room currently utilised as a bedroom but would equally serve as a second living room. There is also a bathroom fitted with a shower over the bath.

BEDROOM 1

Exceptionally spacious with a further two bedrooms. Two bedrooms have built-in wardrobes and all feature their own en-suite shower rooms. The large upper landing offers additional living space and has access to the loft.

ORIGINAL COTTAGE

The original Cottage was occupied by the current owners whilst building the new farmhouse. The cottage has been stripped and is ready for renovation and would prove a perfect place for holiday accommodation or simply as additional accommodation to the farmhouse.

THE OUTBUILDINGS

The outbuildings consist of a range of new and old with three large metal profile agricultural sheds, all with power and lighting.

LAND

The land is predominately grassland, extending to 80 acres with 900 metres of shore frontage also boasting an access slip. A short walk from the property is easy access to the shore where basking seals can be observed. There is a wind turbine erected on the land which feeds free electricity to the property depending on wind conditions. The land is registered for Basic Payment Scheme entitlements.

SERVICES

The farmhouse benefits from ground source under floor heating and has a private water supply and septic tank. Mains electricity, telephone and broadband.

GENERAL INFORMATION

The picturesque island of Wyre is just two miles long and a mile wide and is easily accessible from the mainland with a regular ferry service. For nature lovers it would be a particular interest with a number of rare birds nesting and frequenting the farm including Curlews, Lapwings, Artic Terns, Linnets, Skylarks and Hen Harriers, Seals and Otters frequenting the foreshore. Perfect for boating or fishing enthusiasts. There is a local livestock market in Kirkwall where there are weekly sales of cattle and sheep and many people grow grain crops, mainly barley and oats. Contractors are available if necessary. Range of farm equipment on side included in sale. Tesco, Lidl and Co-op have stores in Kirkwall as well as many smaller outlets and local shops just a short ferry journey. School children on the island travel daily to the Primary School on Rousay and secondary school on the mainland of Orkney.

PLEASE NOTE..

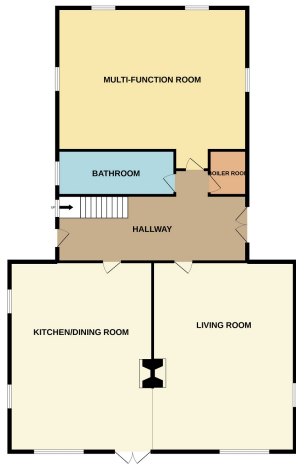
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is A93

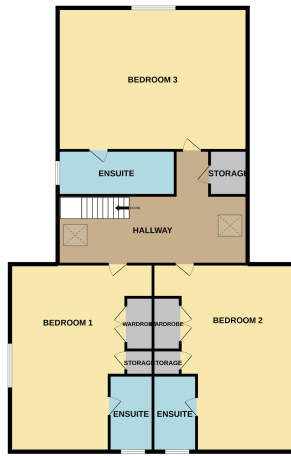


GROUND FLOOR

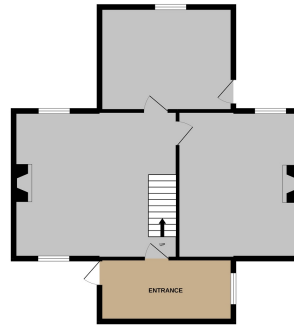


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or efficiency can be given.
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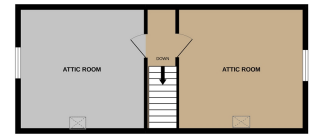
1ST FLOOR



GROUND FLOOR



1ST FLOOR



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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.