



# Orkney Property Centre

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## **Thorkell Hall, Deerness, KW17 2QJ** **REVISED PRICE Offers over £330,000**



Impressive five bedroom house set in approximately 8 acres of land. Commanding spectacular views from every aspect over the neighbouring countryside and over the sea to the North Isles.

The house itself is a former Church of Scotland Manse which has been renamed Thorkell Hall after Thorkell Fostri, a friend of the Earls in Viking times, who lived in Deerness at Skail.

Accommodation comprises Living room, Kitchen, Utility room, Dining room, Study, Shower room, five Bedrooms, family Bathroom and two attic rooms. Garage, Greenhouse, Stable/Workshop and Storage shed.

Offering an ideal setting to bring up a family in a safe, friendly, quiet neighbourhood with local shop and post office and close to sandy beaches.

[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

## Entrance Hallway

5.62m x 2.09m (18ft 5" x 6ft 10")

Front vestibule opens to a spacious and welcoming hallway which sets the tone of the property. Wide staircase sweeping around to the first floor. Carpeted and decorated in neutral decor with under stairs cupboard. Telephone point.



## Living room

4.73m (into the bay) x 4.26m (15ft 6" x 14ft)

Wonderfully bright warm room with large bay window looking out to the front garden and beyond. Wooden surround fireplace with ornate tiles and a Hunter wood burning stove with back boiler. Carpeted with picture railing and high skirtings providing character features. Television and sky satellite points.



## Dining room

5.03m (into the bay) x 4.28m (16ft 6" x 14ft 1")

Impressive room benefiting from the peaceful outlook over the front garden. Wooden surround open fireplace with wood panelling. Abundant room for large table and chairs and freestanding furniture. Excellent room for entertaining.



### **Kitchen/Diner**

**4.19m x 3.26m (13ft 9" x 12ft 7")**

Well presented with a range of floor and eye level units with display shelving. The hob, cooker, extractor fan, dishwasher and fridge are all included in the sale. Large shelved larder cupboard providing additional storage. Built-in seating below the side and rear windows. With parquet effect flooring and telephone point.

### **Utility room**

**2.75m x 2.41m (9ft x 7ft 10")**

Ever welcome addition to the family home. Vinyl flooring with two Belfast sinks, wall unit, shelving and coat hooks. The washing machine and two freezers are included in the sale.

### **Shower room**

**2.07m x 1.07m (6ft 9" x 3ft 6")**

Fitted with a two piece white suite. Large shower cubicle. Tiled with vinyl flooring.



### **Study**

**4.31m x 2.98m (14ft 1" x 9ft 9")**

Currently being used as a study but would equally serve as a cosy sitting room. Carpeted with open tiled fireplace with views to the rear of the property. Telephone point including BT Broadband.

## Upper hallway

**4.07m x 3.07 (14ft 11" x 10ft)**

Generous hallway with window looking out over the sea. Access to all the upper accommodation and hatch by Ramsay ladder to the attic rooms.



## Bedroom 1

**4.24m x 3.85m (13ft 10" x 12ft 7")**

Situated to the front of the property. Attractive double room with wooden surround iron cast fireplace with decorative tiles. Light neutral decor and carpeting. Ample room for free standing furniture. Telephone point.



## Bedroom 2

**4.24m x 3.54m (13ft 10" x 11ft 7")**

Spacious double room to the front of the property. Co-ordinating carpet and decor with vanity unit included in the sale.



**Bedroom 3**  
**4.26m x 2.96m (13ft 11" x 9ft 8")**

Nicely presented double room, Carpeted with neutral decor. Cast iron wooden surround fireplace with decorative tiles. Fine views over the rear garden and over the sea to the North Isles.



**Bedroom 4**  
**3.29m x 3.27m (10ft 9" x 10ft 8")**

Double room to the side of the property. Carpeted with wooden mantelpiece and affording ample room for additional furniture.



**Bedroom 5**  
**2.21m x 2.99m (7ft 3" x 9ft 10")**

Single room with views over the front of the property and surrounding countryside. Carpeted with neutral decor.





### **Bathroom**

**3.52m x 2.83m (11ft 6" x 9ft 3")**

Good sized family bathroom fitted with a three piece white suite with shower over the bath and modesty glazed window. Substantial walk-in airing cupboard with shelves.



### **Attic room 1**

**4.90m x 3.49m (16ft x 11ft 5")**

Currently used as a study/library. With wooden floorboards, velux window and access to the eaves.



### **Attic room 2**

**4.87m x 3.51m (15ft 11" x 11ft 6")**

Excellent children's play room. With wooden floorboards, velux window and access to the eaves.





### **Garage**

**9.03m x 2.86m (29ft 7" x 9ft 4")**

The Garage has double doors and is insulated and lined inside. Inspection pit, lighting and power points.

### **Workshop/former Stable**

**5.53m x 3.97m (18 ft" x 13ft)**

The Workshop which is a former stable has a workbench and shelving. Roof loft for additional storage. Lighting and power points.

### **Greenhouse**

**3.71m x 3m (12ft 2" x 9ft 10")**

The greenhouse has a workbench with shelves. Room for seating and perfect for relaxation. Lighting and power points.

### **Storage shed**

**3.57m x 2.38m (11ft 8" x 7ft 9")**

There is a further storage shed to the rear of the greenhouse with workbench, shelving, lighting and power points.

### **Lean-to**

**5.67m x 2.11m (18ft 7" x 6ft 11")**

The Workshop, Greenhouse and Storage shed are all connected by the Lean-to.



The front, side and rear gardens are laid to lawn with mature shrubs and a strawberry plot. Beautiful views over the surrounding countryside. The rear garden commanding spectacular sea views to the North Isles. Sufficient scope to erect a domestic wind turbine.



Thorkell Hall offers a large superior, attractive and spacious family home. With double glazed doors and windows and oil/solid fuel central heating and hot water.

### Services

Mains Services, Septic Tank

### General Notes

- **Council Tax** – Band E. This may be reassessed when the property is sold.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property or the seller direct on 741 258
- **Entry** – By arrangement
- **Fittings & fixtures** - All carpets, floor coverings, light fittings, washing machine, dishwasher, hob, cooker, fridge and two freezers are included in the sale.
- **Price** – Offers over £330,000    REVISED PRICE
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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