

# SHAPINSAY MANSE, SHAPINSAY, KW17 2EA OFFERS OVER £195,000

**£35,000 LESS THAN HOME REPORT VALUATION**



Shapinsay Manse is a substantial 4 – 5 bedroom two storey dwellinghouse which commands a beautiful view over farmland to the sea with the Orkney mainland in the distance.

The property has been tastefully modernised but retains much of its character with decorative cornicing, picture rails, fire places and exposed wooden floors. There is oil central heating with the new system installed in 2012.

Double Glazing was fitted throughout in 2015.

To the front of the house, on the ground floor, are the spacious living room and drawing room which both enjoy views over the garden and beyond, fire places appear in both these rooms. There is also a dining room, study/office/bedroom 5, shower room and modern kitchen on the ground floor.

There are 4 double bedrooms on the first floor together with a modern bathroom which has shower over the 'P' shaped bath.

The large garden is divided up into 3 sections with a walled lawn to the front of the house, mature bushes in the border and a lean-to garden store. To the side is a second walled garden which is very sheltered, with mature trees and bushes, flowers beds and patio. To the rear of the house is a further area of lawn with a large stone building divided into 3 stores.

Shapinsay is one of Orkney's inner north isles and its amenities include a primary school and general store. A roll-on roll-off ferry travels back and forth to Kirkwall enabling islanders to commute daily. Shapinsay also has a out of hours boat service and a free island taxi run by the Development Trust.

The owners of Shapinsay Manse have a super fast broadband connection and this may be passed onto the new owners by separate arrangement.

**SERVICES** - Mains water and electricity. Telephone. Private septic tank.

**COUNCIL TAX BAND** - Band D. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

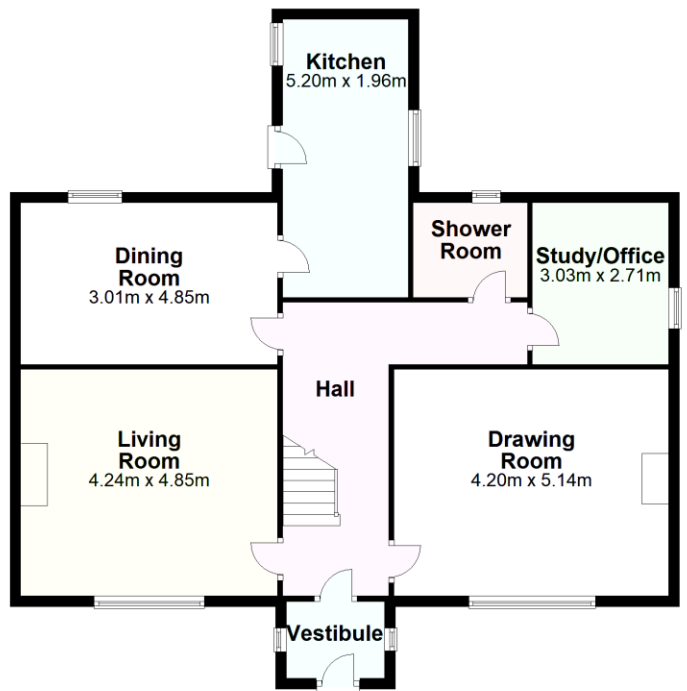
**ENERGY PERFORMANCE RATING** – Band E

**ENTRY** – By arrangement.

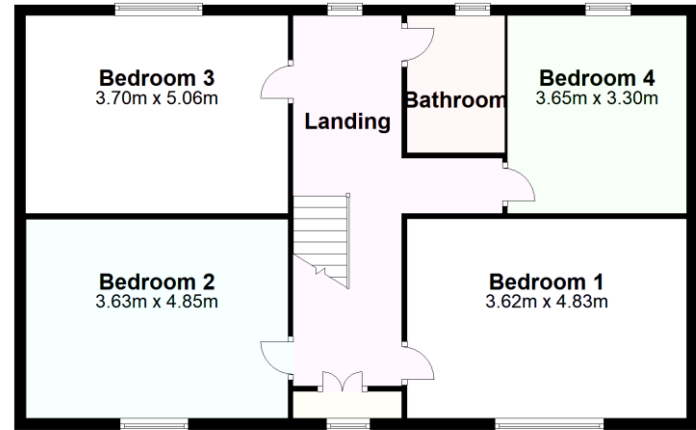
**FIXTURES AND FITTINGS**- All floor coverings are available by separate negotiation.

**VIEWING**- For an appointment to view please contact Lows Property Department.

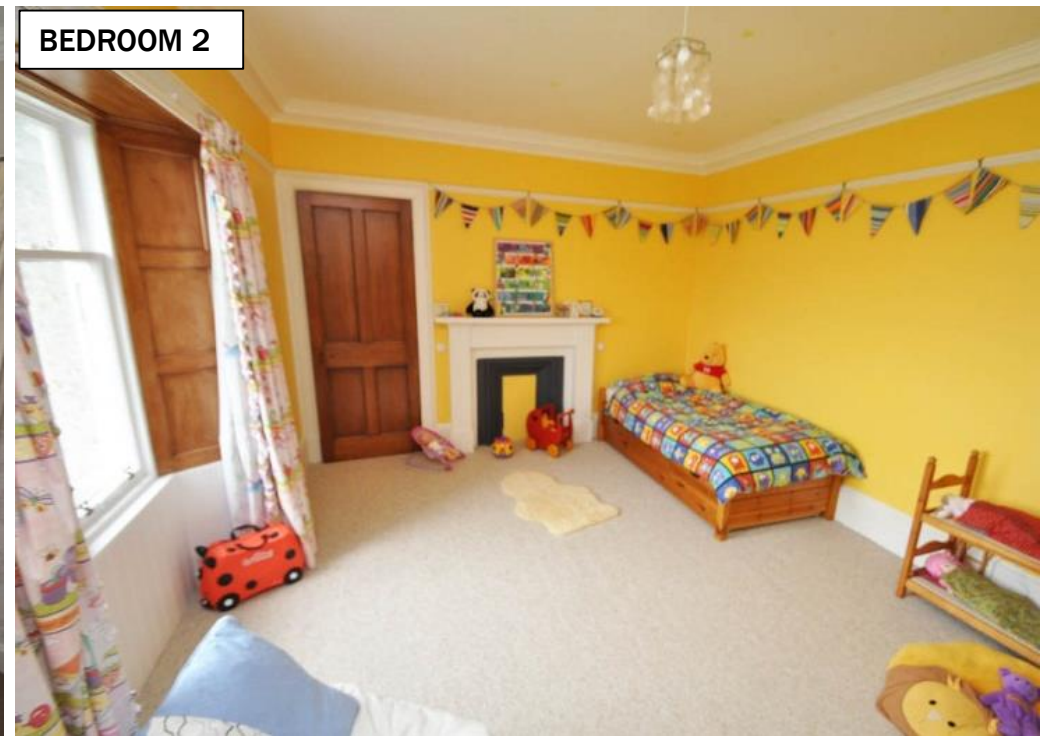
**PRICE** – Offers over £195,000 - **£35,000 BELOW VALUATION**  
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



**GROUND FLOOR**



**FIRST  
FLOOR**



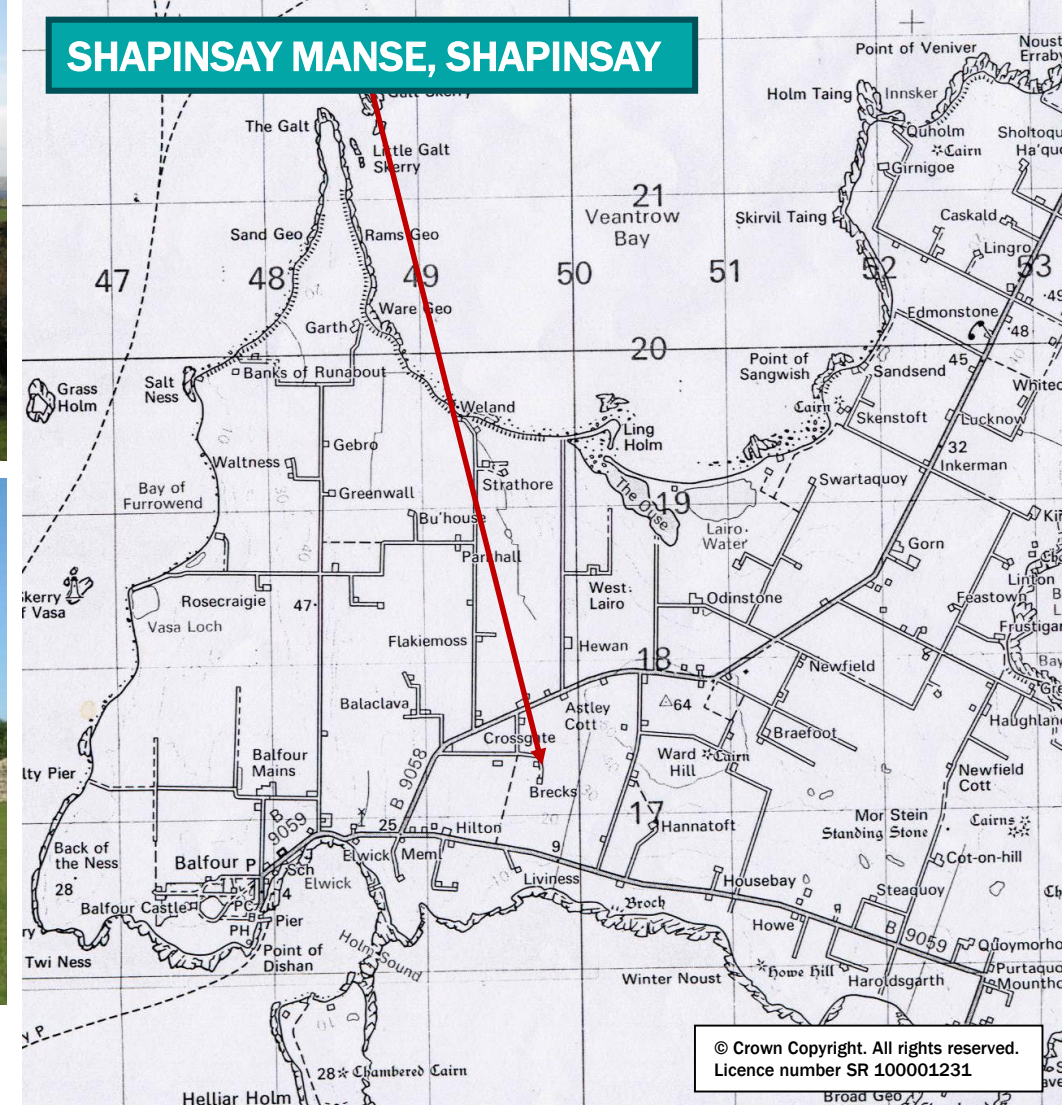
**BEDROOM 1**

**BEDROOM 2**



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# SHAPINSAY MANSE, SHAPINSAY



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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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