



Ferndale
Finstown, Orkney

A detached family home located near to the coast in a sought-after Orkney location.

A double-fronted property featuring neutral décor throughout combined with period features including high ceilings. It is in a sought-after village on the eastern coast of Mainland Orkney, with excellent links to other Orkney towns and the mainland.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2,199 SQ FT



**OFFERS OVER
£495,000**



The property

Ferndale is an attractive double-fronted detached family home offering almost 2,200 sq ft of light-filled, sensitively-extended accommodation arranged over two floors.

The accommodation flows from a conservatory-style entrance porch into a welcoming reception hall with useful storage and a family bathroom. The layout includes a generous front-aspect principal bedroom and a sitting room alongside a spacious rear-aspect kitchen/breakfast room. This kitchen offers a range of solid oak wall and base units, marble work surfaces, integrated appliances, and numerous sky lanterns that flood the space with natural light. The breakfast area has space for a good-sized table and opens via a door to a dining room with feature tiled flooring, large picture windows overlooking the rear garden, and a door leading to the rear terrace. From the kitchen, a door opens into a single-storey extension that includes an inner hall, a well-proportioned rear-aspect study/bedroom with garden views, and a well-appointed utility room featuring boot-room style

hanging and shoe storage, fitted units and an inset sink, and side-access door. The extension also contains a front-aspect double bedroom and a shower room/cloakroom.

An elegant staircase with feature decorative spindles rises from the reception hall to the part-vaulted first floor which leads to two further bedrooms, both with stunning views over the coastline toward the neighbouring island of Shapinsay. There is also a contemporary shower room.

Outside

Set on the coastal road behind low-level stone walling and screened by mature trees, the property is approached through twin stone pillars onto a gravelled driveway and forecourt providing plenty of parking. The rear garden is mainly laid to lawn and features an external store adjoining the kitchen/breakfast room, suitable for various uses. There is also a gravelled rear terrace ideal for entertaining and al fresco dining, fully screened by mature shrubs and trees and backing onto beautiful and public gardens.



There is also a detached garage with lapsed planning permission for an annex/self-contained unit, planning ref: 14/406/PP. Interested parties are advised to make their own enquiries on planning matters with Orkney Islands Council.

Location

Finstown is a picturesque village on Mainland Orkney, located at the head of the Bay of Firth between Kirkwall and Stromness.

With a population of around 500, it offers a strong sense of community and convenient amenities including a shop, post office, garage, primary school, and play park. Surrounded by natural beauty, Finstown provides easy access to scenic woodland walks and some of Orkney's most important Neolithic sites, such as Cuween Hill and Maeshowe. Its setting, historic charm, and central location make it an appealing base for exploring the Orkney Islands.

Distances

- Kirkwall 6.7 miles
- Stromness 7.5 miles

Nearby Stations

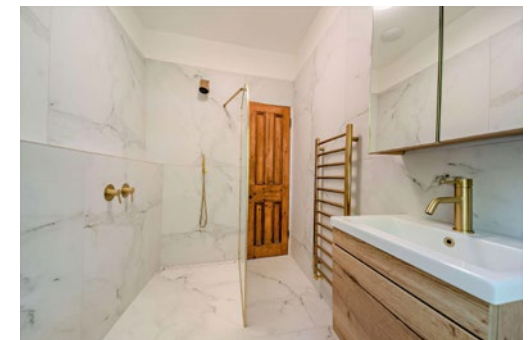
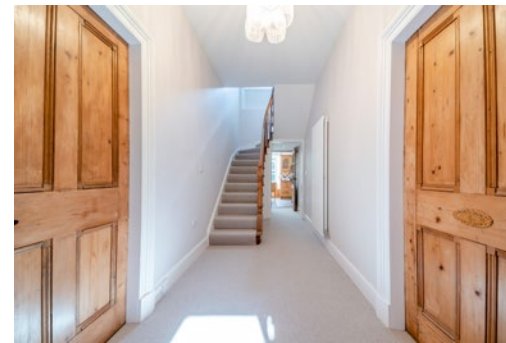
- Thurso (via ferry)

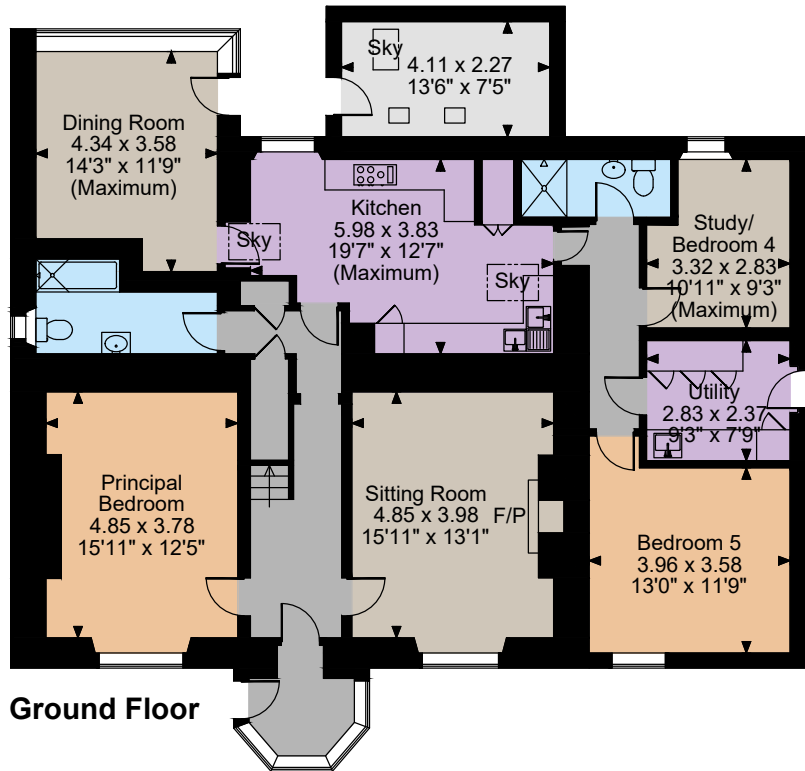
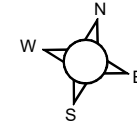
Key Locations

- Skara Brae
- Orkney Museum
- Birsay Castle
- St. Magnus Cathedral

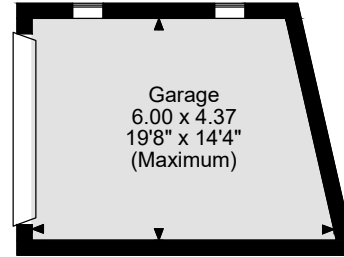
Nearby Schools

- Firth Primary School
- Glaitness Primary School
- Kirkwall Grammar Academy

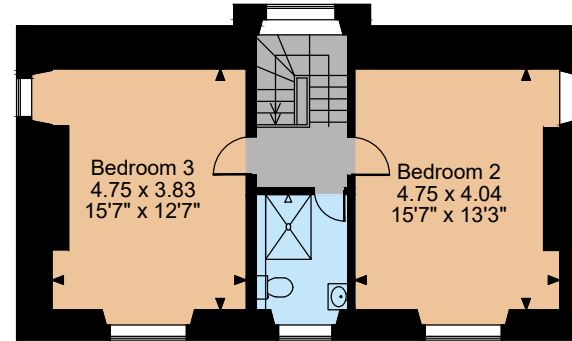




Ground Floor



First Floor



Floorplans

Main House internal area 2,199 sq ft (204 sq m)

Garage internal area 259 sq ft (24 sq m)

Outbuilding internal area 100 sq ft (9 sq m)

Total internal area 2,558 sq ft (238 sq m)

For identification purposes only.

Directions

KW17 2EG

what3words: ///elect.puffed.dawn

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Oil-fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

The position & size of doors, windows, appliances and other features are approximate only.

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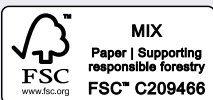
Inverness

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