

# Twatt Kirk, Birsay



**OFFERS OVER £150,000**

*J.E.P. Robertson & Son*

Twatt Kirk is a substantial building in an idyllic rural location with unrestricted views over the west mainland and towards the Hoy hills.

Built in 1874, the property remains virtually unchanged and still contains the original wooden pews and pulpit. The annex provides living accommodation containing kitchen, open plan living/dining room with bedroom area, WC and bathroom.

In 2014, the Kirk was re-slatted with welsh slate and the flat roof to the annexe was re-felted. The roof cavity was also insulated at this time.

The village of Dounby and all local amenities, including supermarket, butcher, pharmacy and primary school, is less than a 10 minute drive away.

This commanding building offers tremendous development potential. Viewing is highly recommended.

EPC Band G (16). Home Report available by email on request.





**Entrance vestibule: 18'6" x 11'2"**

Traditional wooden church door; coat hooks; granite plaque; coat hooks; stairs to first floor.

**Storage room: 11'2" x 7'1"**

Former "gentleman's" room; UPVC window south east facing; window north facing; shelved cupboard; wooden floor.

**General room: 6'7" x 7'2"**

Under stair storage; electricity meter; wooden floor.

**Kirk: 46'10" x 33'3"**

4 windows south east facing; 4 windows north west facing; stained glass windows west facing; pulpit; pews; wooden floor.

**Stairs to first floor with window south east facing.**

**Balcony: 46'10" (at longest)**

Extending on 3 sides of the kirk; 4 windows south east facing; 4 windows north west facing; 2 windows east facing; wooden pews; wooden floor; ladder to attic.



## **Annexe**

### **Entrance hallway: (L-shaped)** 12'5" x 12' x 4'5"

UPVC door with half opaque glass panel; radiator; shower switch; fitted carpet.

### **WC: 9'9" x 3'6"**

Window south east facing; wc, whb; fitted carpet.

### **Bathroom: 7'1" x 4'11"**

Window south east facing; wc; bath; electric shower.

### **Kitchen: 10'5" x 7'9"**

Window south west facing with unrestricted views over the West Mainland; fitted wall and base kitchen units; stainless steel sink with single drainer; cooker switch; water heater; 2DPP; 2SPP.

### **Living area: 19'9" x 12'8"**

Window south west facing; electric fire in decorative wooden surround; 2DPP; fitted carpet.

### **Bedroom area: 19'9" x 10'**

Window south west facing; 2 windows north west facing; 1DPP; 2SPP; fitted carpet.



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## OUTSIDE

The site is enclosed partially by stone walls and partially by fencing and extends in total to approximately 0.45 acres. The large gravel area provides ample parking and outdoor space.

The property is shown outlined in red on the adjacent plan.



<b>Price:</b>	Offers over £150,000 are invited
<b>Contents:</b>	Some contents may be available to purchase by separate negotiation
<b>Viewing:</b>	For appointment to view please contact the selling agents
<b>Entry:</b>	By arrangement
<b>Services:</b>	Mains electricity, water, telephone; drainage to septic tank
<b>Energy Performance Rating:</b>	The property has an energy efficient rating of Band G (16)
<b>Council Tax:</b>	The subjects are Band B. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
<b>Offers:</b>	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

*While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.*