



## Westness House, Rousay, Orkney, KW17 2PT

### Offers Over £620,000

Nestled in the sheltered southwest corner of Rousay, this stunning detached, Grade B listed house, offers a unique opportunity to own a piece of history. Built in 1792 and boasting 4 reception rooms and 7 bedrooms, this property provides ample space for comfortable living and entertaining.

The property's historical charm is evident from the moment you set eyes on it, with its classic architecture and timeless appeal. This property not only offers a grand main house but also features outbuildings, stables, and its own private pier perfect for those with equestrian or sailing interests.

This property may also appeal to a buyer who is looking to convert the space for alternative use. The spacious reception rooms are perfect for hosting gatherings with friends and family, while the generous number of bedrooms ensures that everyone has their own private sanctuary.



Whether you envision yourself hosting grand gatherings in the spacious rooms of this stately home or simply enjoying the tranquillity of the surrounding nature, this property offers a unique opportunity to create a lifestyle that is both sophisticated and serene.

With a stunning foreshore nearby, you can enjoy peaceful walks along the water's edge and take in the beautiful scenery that surrounds this charming home. The property itself offers ample space for you to create the home of your dreams, with endless possibilities to tailor it to your liking. Don't miss out on the opportunity to own a piece of tranquillity in this lovely location!

Located in a picturesque setting, this house offers a tranquil escape from the hustle and bustle of everyday life. Whether you're looking to relax in the peaceful surroundings or explore the beauty of Rousay, this property provides the perfect base for a quintessentially British lifestyle.

Don't miss out on the opportunity to own this magnificent piece of history in Rousay. With its characterful features and generous living space, this house is sure to capture the hearts of those seeking a blend of tradition and modern comfort.

#### COUNCIL TAX - BAND F

#### EPC - BAND F

#### SERVICES

Land - Approx. 8.5 acres

Electricity: Mains

Water: Shared Well with Westness Farm along with a private borehole. Both are operational.

Drainage: Private septic tank

Heating: Air source heat pump with the addition of night storage heaters and convector panels throughout. AGA stove in the kitchen with open fires fitted throughout (some have multifueled stoves in place).

Telephone: Connected with Wifi provided by Lamond

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our award in November for 2024.

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#### VIEWINGS

By appointment only, arranged through K Allan Properties.

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#### DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

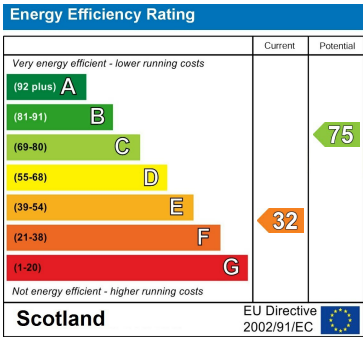
Floor Plan



Area Map



Energy Efficiency Graph



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