



Findlins Farm & Farmhouse, Hillswick, Shetland, ZE2 9RW

A rear and unique opportunity to acquire this substantial farm and farmhouse within the picturesque village of Hillswick in the North Mainland of Shetland.

With stunning views of the surrounding cliffs, beaches and farmland, the two storey Farmhouse, with its four-bedrooms, conservatory and established walled garden, is situated in a prominent position within Hillswick.

The farm encompasses the entire headland of the Ness of Hillswick and ground to the west of the village and is currently run with sheep and beef cattle and was a dairy farm in the past.

This property provides an ideal opportunity for a large family and those looking to live and work on a farm.

Farmhouse

Offers over £220,000 are invited.

Ground Floor:- Conservatory, Combined Kitchen & Dining Area, Sitting Room, Office, Bathroom and Utility Room.

First Floor:- Second Sitting Room and four Double Bedrooms one with Ensuite.

External - Established walled garden with mature trees, flowerbeds, patio area and gravelled parking area leading to the Garage providing parking for two cars.

Farm

Offers over £580,000 are invited.

Extending to approx. 226 ha (559 acres) or thereby with agricultural sheds, silage pit and slurry store.

Stock, machinery and equipment are available by separate negotiation.



Findlins Farmhouse. Hillswick. Shetland. ZE2 9RW

Offers over £220,000 are invited

Accommodation	<p><u>Ground Floor</u>:- Conservatory, Combined Kitchen & Dining Area, Sitting Room, Office, Bathroom and Utility Room.</p> <p><u>First Floor</u>:- Second Sitting Room and four Double Bedrooms one with Ensuite.</p>
External	<p>Established, walled garden with mature trees, flowerbeds, patio area and gravelled parking area leading to the Garage providing parking for two cars.</p>
Viewings	<p>Highly recommended. Please contact Seller on 01806 503 755 or 07795 432 081 to arrange a viewing.</p>
Entry	<p>By Arrangement.</p>



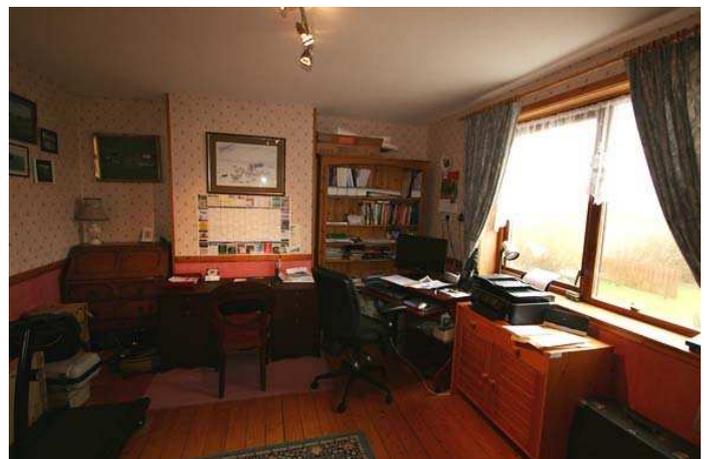
EPC Rating

E(54).



Ground Floor

<p>Conservatory 5.65m x 2.27m</p>	<p>From the gravelled driveway at the rear, the main entrance to the property is via the sun filled Conservatory. Contains three large skylights and windows, glass paned external door, a single socket, two double sockets and tiled flooring with under floor heating. Provides access to the original dwellinghouse and also the extension.</p>
<p>Hallway 1.31m x 2.25m</p>	<p>Leading from the Conservatory through an opening is the Hallway. Contains a single socket, coat hooks and cupboard containing the electric metre. Doors lead to a Utility Room, Bathroom and Office.</p>
<p>Utility Room 3.92m x 3.35m</p>	<p>The Utility Room provides internal access to the Garage. Contains fitted cabinets and work tops, stainless steel sink, boiler, plumbing for washing machine, linoleum flooring, coat hooks, a single socket, four double sockets, radiator and a window overlooking the private courtyard.</p>
<p>Bathroom 2.44m x 2.81m</p>	<p>The family sized Bathroom has a patterned window. Contains a four piece suite (toilet, sink, bath and corner shower), radiator, fitted vanity, extractor fan and tiled walls and flooring with under floor heating.</p>
<p>Office 4.17m x 3.60m</p>	<p>Via a glass paned door leading from the Hallway the Office is situated at the front of the property and has a window overlooking the front garden and the village of Hillswick. Contains a single socket, three double sockets, radiator and floor boards. Further glass paned door leads to the Hallway and Porch.</p>
<p>Porch & Hallway</p>	<p>The front Porch (1.57m x 0.93m) provides access to the walled garden via an external patterned glass paned door. Contains coat hooks, a small cupboard and 'v' lining. A glass paned door leads to the Hallway (1.57m x 1.38m) that contains an under stair storage cupboard and the staircase providing access to three double bedrooms.</p>
<p>Combined Kitchen & Dining Area 6.02m x 6.93m</p>	<p>From the Conservatory via a glass paned door the spacious combined Kitchen and Dining Area, together with the first floor accommodation, was added circa 2002. The combined ground floor area has a bay window overlooking the front garden to Hillswick and a further two windows at the rear. Contains fitted wood cabinets with marble effect worktops, plastic sink, 110cm Rangemaster (?electric/gas) oven and 5 gas burner hob with extractor fan, tiled splashback, integral fridge/freezer, dishwasher, 11 double sockets, a telephone point, smoke alarm, two radiators and an under stair storage cupboard. Wooden staircase leads to a second Sitting Room and Double Bedroom with Ensuite.</p>
<p>Sitting Room 4.18m x 4.27m</p>	<p>Via a glass paned door from the combined Kitchen and Dining Area there is a comfortable Sitting Room with an open fire place with stone hearth and surround and a good sized window looking out over the front garden. Contains three double sockets, a television aerial point, a telephone point and radiator.</p>





Double Bedroom 1



Double Bedroom 2



Double Bedroom 3



First Floor

Landing

2.83m x 3.74m

Within the original dwellinghouse the staircase has a radiator at the mid-landing with a skylight above. The Landing contains a smoke alarm, cupboard and loft hatch.

Double Bedroom 1

3.62m x 4.60m;
4.49m x 4.25m

Situated at the rear of the property this good sized Double Bedroom has a window looking out over the surrounding farm and established trees. Contains a single socket, three double sockets, telephone point, television aerial point, radiator and a cupboard containing the Megaflow hot water tank.

Double Bedroom 2

3.12m x 4.70m

Across the Landing this Double Bedroom has a window over looking the front garden and surrounding farm. Contains one single socket, double socket and radiator.

Double Bedroom 3

3.37m x 3.87m;
4.19m x 4.28m

With a good sized window looking out to Hillswick this Double Bedroom contains three single sockets, one double socket, radiator, wood effect laminate flooring and two cupboards one with shelving.

Sitting Room

3.25m x 4.11m

Situated above the combined Kitchen/Dining Area, this comfortable, snug second Sitting Room has a window looking out over the farm land at the rear. Contains a double socket, radiator and loft hatch.

Double Bedroom 4

4.31m x 4.19m

This spacious Double Bedroom has a window looking out over the front garden to Hillswick. Contains four double sockets and radiator.

Ensuite

2.67m x 2.63m

The Ensuite has a frosted window and contains a three piece suite (toilet, sink & large shower with wet wall), radiator, extractor fan and two fitted vanities, one with integral sink and cistern the other with a large mirror.

Double Bedroom 4



Information

External

The established, walled garden is situated at the front and side of the dwellinghouse with flower beds, grassed areas and a private courtyard that can be reached via the garage.

There is a small garden to the rear of the property with mature trees situated above the gravelled parking area providing ample parking and access to the good sized Garage (9.80m x 3.93m) which provides space for two cars and internal access to the dwellinghouse via the Utility Room. Contains a manual up and over door, electric metre, the oil tank, power points, lighting and concrete flooring.

Directions

From Lerwick travel North on the main A970 road travelling through Voe and Brae. Continue along this road through Urafirth. It will change into a single track road. The village of Hillswick lies at the end of the A970. Drive past the St Magnus Bay Hotel on your right and down the hill taking a left hand bend past the cemetery and then a right bend. At the end of the main road is a cattle grid that leads to private dwellinghouses. Findlins Farm has two entrances before and after the Blacksmiths.

General Information

- Heating is by oil fired heating system.
- Mains water and connected to public sewer.
- Carpets throughout unless otherwise stated. The extension contains wood effect laminate flooring throughout.
- Double glazed windows and skylights throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and flooring coverings included in the sale.
- Council Tax Band C.
- Home Report available.

Places of Interest

- St Magnus Bay Hotel
- Community run shop
- Health Centre
- Blacksmiths
- Wildlife Sanctuary
- Spectacular coastal walks
- Eshaness
- Breiwick Café
- Urafirth Primary School
- The nearest High School is in Brae that also has a leisure centre, building centre, Co-op and various restaurants and take-aways.

The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



Aerial view of Findlins Farm [Alan Lindsay](#)

Findlins Farm, Hillswick, Shetland, ZE2 9RW

Offers over £580,000 are invited

Agricultural Buildings	<ul style="list-style-type: none"> Feed handling and calving shed; Cubical shed for 60 cows; Multi purpose shed; Machinery and workshop shed; Sheep handling shed; Byre
Land	Extending to approx. 226ha (559 acres) or thereby with agricultural sheds, silage pit and slurry store.
Viewings	Highly recommended. Please contact Seller on 01806 503 755 or 07795 432 081 to arrange a viewing.
Entry	By arrangement



View of Findlins Farm from Eshaness Road

Further particulars and Home Report from and all offers to:-

Anderson & Goodlad, Solicitors

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The Farm

Findlins Farm encompasses the Ness of Hillswick and continues west behind the village extending to approx. 226ha (559 acres) or thereby. The fields' fences are all in good condition and stock proof for sheep and cattle.

It comprises the 22 fields noted on the plan to the right (a full scale plan can be seen at the property). The fields have had lime and fertilizer applied as required and are predominately assessed as Region 1 and 2 for entitlement purposes. (For information in regard to entitlements please contact the Scottish Government of Rural Payments and Services website www.ruralpayments.org and potential purchasers should satisfy themselves in this regard).

The agricultural buildings within the farmyard comprise of a **feed handling and calving shed** (190' x 20'); opening to a **cubicle shed** (146' x 25') with capacity for 60 cows and hydraulic scraper; leading to a **multi-purpose shed** (140' x 40') with **secure storeroom** containing sink with hot water, work benches, cabinets and **loft** space above. From the feed handling shed there is a doorway leading to the **old byre** that provides an extra area for animals requiring to be separated. There is also a **machinery store and workshop shed** (75' x 30') with c/w three phase electricity and work benches and a further **sheep handling shed** (60' x 40'). The three adjoining sheds are all connected to a pit that is linked to the **Malgar slurry store** (60' diameter x 20' high). At the rear of the farmyard is an earth banked **silage pit** (85' x 45' x 20') which is currently used to store the farms silage bales.

All the sheds have water and electricity to them.

There is a large triangular coastal field (approx. 45 acres) that adjoins Findlins Farm and is currently leased by the Seller from the Church of Scotland on a year by year basis. It is up to the Purchaser to negotiate any new lease with the Church.

All stock and agricultural machinery and equipment are available by separate negotiation.



Satellite view of extent of Findlins Farm

The Area

The self-contained community of Hillswick is situated in the north west of Mainland Shetland lying on the east side of Ura Firth. It is provided for by a Health Centre, community run shop, St Magnus Bay Hotel, Blacksmith, Wildlife Sanctuary, Da Bòd café, public hall, toilets and Urafirth Primary School which lies a few miles out of the village.

Brae is some 15 minutes away and has a high school, building centre (also supplying some agricultural supplies), leisure centre with indoor pool, public hall, Co-op, and restaurants, bars and take-aways.

The North Mainland of Shetland has many places of interest that include spectacular coastal walks and beaches, Eshaness Lighthouse, Breiwick Café and the ferry crossing to Yell which provides access to Unst and Fetlar.



Farmyard access to Findlins Farm