

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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The Nurse's House, Reafirth, Mid Yell, Shetland, ZE2 9BN

With uninterrupted, panoramic sea views out toward the islands of Hascosay and Fetlar, this substantial, two storey, family home is situated within the seaside village of Mid Yell, which lies within a sheltered natural harbour.

The village itself includes a leisure centre with indoor pool, health centre with dental surgery, care centre, Junior High School, shop, diner, shellfish processing and canning factory, marina and pier and, as a result, offers good employment opportunities.

There is a good car ferry link from Toft (Shetland mainland) to Ulsta (Yell).

The island of Yell provides for a wide range of interests with its varied coastline and is known as the Otter capital of Britain. Yell will appeal to botanists, birdwatchers, geologists and walking enthusiasts with lovely coastal walks providing access to the picturesque beaches.

This property presents an ideal opportunity as a family home.

Offers in the region of **£210,000**

Accommodation	<u>Ground Floor</u> :- Kitchen, Dining Room, Sitting Room, Bathroom & Single Bedroom/Study. <u>First Floor</u> :- Two Double Bedrooms one with Ensuite.
External	Enclosed garden grounds with vegetable plot, large field with sheltered stable, garage/workroom and off road parking.
Viewings	Highly recommended. Please contact the Agents to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	D(63)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Entrance Porch 4.55m x 2.83m

With large uPVC windows, the spacious Entrance Porch is bright and airy and overlooks the private lawn with bushes. Contains coat hooks, a double socket and tiled flooring. The Porch is accessed via a gravelled pathway from the driveway.

Vestibule 3.10m x 2.27m

A wooden external door leads to the good sized Vestibule that provides direct access to the Single Bedroom/Study and Kitchen. Contains three double sockets, a coat rail, coat hooks, shelving, a cabinet with electric meter, under floor heating controls and tiled flooring. There are two cupboards (1.04m x 1.43m) (1.09m x 0.65m) one containing the hot water tank and plumbing for a washing machine and the other an electric meter, telephone point and shelf.

Single Bedroom/Study 2.98m x 2.27m

The Single Bedroom lends itself to an ideal Study given its private location within the dwellinghouse. Contains two windows three double sockets, a telephone point, heater and fitted book shelves.

Kitchen 3.06m x 4.28m

Through a glass paned door, the spacious Kitchen has a window looking into the sunny Entrance Porch and another looking out over the extensive garden grounds to the sea. Contains fitted cabinets with solid beech wood worktops, oil-fired Aga with tiled splashback, stainless steel double sink, Bosch washing machine, standalone fridge/freezer, six double sockets, socket for heater, drying pulley, tiled flooring and loft access with wooden pull down ladder.

Hallways

From the Kitchen a curtained opening leads to a small Hallway (1.83m x 1.01m) that provides access to the Bathroom and Dining Room. This Hallway contains a smoke alarm and an under stair storage cupboard (0.89m x 1.02m). A glass paned door leads to a larger Hallway (2.03m x 3.33m) providing access to the Sun Porch, Sitting Room and original, curved tigerwood staircase that leads to the First Floor. Contains heater.

Bathroom 2.50m x 1.66m

The Bathroom has a frosted window and contains a three piece suite (toilet, basin and bath with shower), wet wall surround, heated towel rail (currently not in working order) and cupboard.

Dining Room 3.65m x 2.95m

The Dining Room benefits from a large window with window seat (with cupboard underneath) providing picturesque sea views towards the islands of Hascosay and Fetlar. Contains two double sockets, socket for heater and fitted book shelves.

Sun Porch 4.20m x 1.76m

With uPVC windows on three sides the well appointed Sun Porch has panoramic views out over Mid Yell Sound and provides access to the garden grounds and the gravelled pathway leading to the garage and driveway. Contains two double sockets, tiled flooring and features the original stone surround at door to dwellinghouse.



Ground Floor cont'

Sitting Room

4.35m x 4.38m

A glass paned door leads into the spacious Sitting Room that has a large window with window seat (with cupboard underneath) providing outstanding sea views. Contains a multi-fuel stove within a slate hearth fireplace, five double sockets, telephone point, television and satellite aerial points, heater and built-in book shelves.



First Floor

Landing

2.03m x 3.30m

An attractive curved staircase with tiger wood bannister and original, ornate struts leads to the first floor Landing. Contains a window and Velux roof light, two double sockets, a telephone point, built-in desk and access to the loft.

Double Bedroom 1

3.72m x 3.30m

This large Double Bedroom has part coombed ceilings and a good sized dormer window with sea views. Contains three double sockets, fan heater and Ensuite (3.72m x 1.04m) with a coombed ceiling, shower, basin, toilet, double socket and window.

Double Bedroom 2

4.26m x 4.50m

This spacious Double Bedroom has coombed ceilings and a large dormer window with sea views. Contains four double sockets, heater and built-in wardrobes and shelving.



Information

External

The gravelled driveway provides ample off road parking and leads to the single car Garage (5.55m x 4.44m) with manual up and over door, shelving, fitted cabinets, ample space for a workshop, electric fuse box and lighting. At the rear of the garage is a door that leads to an open stable with tethering rings, hard flooring and outside tap.

There is wind proof fencing around the dwellinghouse creating sheltered areas for the drying green, established bushes and flower beds.

Surrounding the dwellinghouse on three sides is an extensive walled park currently used for grazing. There is a good sized, sheltered vegetable garden with rabbit proof fencing at the bottom corner. Historically, some of the park was an ornamental walled garden.

General Information

- Electric heating via mounted fan heaters, multi-fuel stove and oil fired Aga.
- Mains water and drainage.
- Carpets throughout unless otherwise stated and all fixed floor coverings are included in the sale.
- Double glazed windows/Velux roof-lights throughout.
- All blinds, curtains and light fittings are included in the sale.
- Outside of house painted in 2017.
- Council Tax Band C.
- Home Report available.



Directions

From Lerwick travel north on the A970 and turn right onto the A968 sign posted "Toft & Sullom Voe" (just before the shop at Voe). At the end of the road there is a good car ferry link from Toft (Shetland mainland) to Ulsta (Yell). (Ferry Booking Office 01595 745804 or register online www.ferry.shetland.gov.uk/booking).

After disembarking continue along the two lane road for approx. 10 miles. Turn right at the Mid Yell turn off onto a single track road. Turn left at the 'T' junction. At the Hall turn left (sign posted "Reafirth, Health Centre & Police Station"). After the Hall the road splits in two, carry straight on. Do not turn left where sign posted "Gardiastang".