

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Skeoverick, Brunnatwatt, Walls, Shetland, ZE2 9PJ

This spacious family home benefits from a large conservatory and extensive garden grounds. The first floor accommodation was previously a successful Bed & Breakfast business.

The property has sea views and overlooks the rural village of Walls (known locally as "Waas"), which is located on the west side of Shetland. The village is situated at the head of Vaila Sound with the island of Vaila sheltering the voe.

The thriving community has a Primary School (Happy Hansel, which was 250 years old this year), two churches, swimming pool, Health Centre, Wastview Care Centre, a Hall, Boating Club, marina, pier (which is used as the Foula ferry terminas), a grocery shop with Post Office and fuel, the Waas Bakery known for its fine baked delicacies and various other local businesses.

The local folk pride themselves on their hospitality demonstrated by the cafés at Germatwatt on Mondays and Wednesdays through the Summer months and the café in the Methodist Kirk throughout the year on Fridays. Waas is also host to the Walls & District Agricultural Show.

This property presents an ideal opportunity for a growing family and those wishing to build a business from home.

Offers in the region of **£260,000** are invited

Accommodation	<p><u>Ground Floor</u>:- Dining Room, Kitchen, Sitting Room, Conservatory, Bathroom and four Double Bedrooms one with Ensuite.</p> <p><u>First Floor</u>:- Sitting Room, two Bathrooms and three Double Bedrooms one with Ensuite.</p> <p>Full sized <u>Basement</u></p>
External	Extensive garden grounds with established bushes and feature pond. There is a paved parking area and two sheds.
Viewings	Highly recommended. Please contact the Sellers on 01595 809349 to arrange a viewing.
Entry	By Arrangement.
EPC Rating	D(64)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Porch

1.74m x 1.83m

From the paved parking area there are five terracotta tiled steps leading to the front door that provides access to the good sized Porch. Contains v-lined ceiling and tiled flooring. Opposite the front door an attractive coloured glass paned double door that leads to the living accommodation on the ground floor and a further door to the right leads to the Utility Room.

Utility Room

3.97m x 3.40m

The large Utility Room has a window looking out over the parking area and garden grounds. Contains fitted cabinets and worktop, stainless steel sink, coat hooks, shelving, drying pulley, three double sockets, radiator and laminate flooring.

Hallway

1.74m x 6.35m;
10.61m x 1.20m

From the Porch, the "T" shaped Hallway provides access to all ground floor rooms and the First Floor via a staircase. The Hallway contains a single socket, four double sockets, two radiators, smoke alarm, three large storage cupboards with shelving and v-lined ceiling.

Dining Room

5.40m x 2.95m

Upon entering the Hallway, there is a door immediately to the left providing access to the Dining Room, which has two windows overlooking the garden grounds and parking area. Contains three double sockets, radiator and features exposed beams.

Kitchen

5.30m x 4.02m

Via an archway from the Dining Room and a door from the Hallway, the spacious Kitchen has a window looking out over the established garden and features exposed beams. Contains fitted cabinets and worktop, stainless steel sink, electric oven and hot plate, Rangemaster 110cm double electric oven with five gas burner hob, a quadruple socket, five double sockets, a television aerial point radiator and tiled flooring.

Sitting Room

7.06m x 4.63m

Via a coloured glass paned door opposite the front door, is the large Sitting Room with two good sized windows providing views of the village of Walls and Vaile Sound. Contains built-in book shelf, feature fireplace with electric heater, eight double sockets, two television aerial points, radiator and exposed beams.

Double Bedroom 1

4.30m x 3.40m

This Double Bedroom has a window looking over the garden grounds with sea views. Contains four double sockets, a telephone point, television aerial point radiator, built-in wardrobes and an Ensuite (1.70m x 1.57m) with toilet, sink, corner shower, radiator, shaving socket and patterned glass window.

Double Bedroom 2

2.64m x 3.40m

This Double Bedroom also has a window looking out over the front garden with sea views. Contains fitted wardrobe and vanity unit, four double sockets, television aerial point and radiator. (Due to the fitted furniture this is currently used as a single bedroom).



Ground Floor cont'

<p>Bathroom 2.73m; 1.60m x 1.67m; 3.40m</p>	<p>The family Bathroom has a patterned window facing south. Contains a three piece suite, (bath, sink and toilet), radiator, tiled surround throughout and cupboard.</p>
<p>Double Bedroom 3 2.84m x 3.40m</p>	<p>This Double Bedroom has a window looking out of the rear garden and contains built-in wardrobes, three double sockets, television aerial point and radiator.</p>
<p>Double Bedroom 4 2.94m x 3.40m</p>	<p>Across the Hallway from Bedroom 1, this Double Bedroom has a window overlooking the rear garden and is currently being used as a Study. Contains built-in shelving and wardrobe, fitted worktop, three double sockets, a telephone point, television aerial point and radiator.</p>
<p>Conservatory 4.88m x 5.36m</p>	<p>The large Conservatory is conveniently situated at the end of the Hallway on the West gable. It is bright and airy with large windows and pvc roofing and there are double patio doors leading to the outside deck area. Contains three double sockets.</p>



First Floor

<p>Landing and Hallway 10.44m x 2.72m</p>	<p>Via an archway from the ground floor Hallway, a staircase leads to the spacious first floor Landing and "L" shaped Hallway. Contains Velux roof light, two double sockets, panel heater, two doors leading to the loft, three cupboards providing ample storage with shelving.</p>
<p>Double Bedroom 5 3.85m x 2.80m</p>	<p>Opposite the stairs, there is a Double Bedroom with a window in the West gable end with vies of the garden ground and nearby croft land. Contains part coombed ceiling, three double sockets and panel heater.</p>
<p>Double Bedroom 6 3.85m x 2.80m</p>	<p>This Double Bedroom also has a window in the West gable and contains part coombed ceiling, three double sockets and panel heater.</p>
<p>Shower Room 2.12m x 1.64m</p>	<p>This well-lit Shower Room has a Velux roof light facing South with views to the village of Waas. Contains a corner show, toilet, sink and shaver socket.</p>
<p>Bathroom 2.70m x 1.64m</p>	<p>This Bathroom also has a Velux roof light with sea and village views. Contains a bath, toilet, sink, panel heater, shaving socket and tiled surround.</p>
<p>Double Bedroom 7 4.48m x 3.50m</p>	<p>This spacious Double Bedroom has a window looking north over the garden grounds. Contains three double sockets, panel heater, part coombed ceiling and Ensuite (1.97m x 1.70m) that contains corner shower, toilet, sink, towel radiator, extractor fan, v-lined and wet wall surround with linoleum flooring.</p>



First Floor cont'

Sitting Room 4.47m x 3.85m

With a good sized window facing south providing sea and village views, this Sitting Room features Tudor style walls and contains a fitted bench seat, four double sockets, television aerial point, bar heater and panel heater.



Basement

This property benefits from a large Basement providing ample storage areas. On entering same the first section contains a handy work bench with stainless steel sink and two petitioned rooms both with shelving and one of which contains the Megaflo hot water tank.

Information

External

The extensive garden grounds are bounded by post and wire fencing and predominantly consists of grass areas with established bushes and a paved driveway leading to parking area.

A good sized garden shed (2.25m x 3.46m) has a window in the gable end, work bench, shelving and double doors providing easy access for gardening equipment.

A larger shed (5.17m x 2.76m & 2.80m x 3.97m) is split into two sections and is situated at the end of the parking area with steps leading down to the entrance. Contains work benches, shelving, a single socket, eight double sockets, lighting and concrete flooring. There is an outside tap at the door. A potting shed is just off this shed near the entrance with outside power point.

Attached to the east gable of the dwellinghouse is a small room (1.58m x 2.05m) that contains the Warmflow boiler.



General Information

- Oil fired radiators on ground floor, electric panel heaters on first floor and hot water provided by the Megaflo hot water tank.
- Mains water and serviced by a septic tank.
- Carpets throughout unless otherwise stated. All fixed floor coverings are included in the sale.
- Double glazed windows/Velux roof-lights throughout.
- All blinds and light fittings are included in the sale.
- All white goods and selected furniture are available by separate negotiation.
- Council Tax Band E.
- Home Report available.



Directions

Take the A971 West through Bixter. The road will turn into a single lane road with passing places. On reaching the village of Waas at the head of the voe (past the Community Hall) turn right at the war memorial. There is a dry stone dyke. Turn into the driveway and carry on along to the end. Skeoverick is the last house.



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.