

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk)

[www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)



## Gibb House, Fetlar, Shetland, ZE2 9DJ

This property presents a unique opportunity to purchase a traditional But n' Ben style, one and a half storey, two bed roomed cottage, which is in move-in condition on the picturesque island of Fetlar.

The private and large, well-maintained garden grounds benefit from a lean-to Shed, hen run, freshwater spring, ponds and established bushes with ample space for raised beds and potential for a polytunnel (subject to the usual planning consents) for a self-sufficient lifestyle.

Fetlar (known as the "Garden of Shetland") lies to the East of Yell and South of Unst, together they are known as the North Isles. It is the fourth largest island in the Shetland archipelago and is renowned for its diverse flora, fauna, wildlife and large array of birdlife.

The community is spread between three main settlements with the largest being Houbie. Local amenities include the community hall, shop and café, Interpretive Centre and the stunning Seaside award winning Tresta Beach, which is just one of many beautiful aspects of the Isle.

This property presents an ideal opportunity for enthusiast for a work life balance within a rural and island community.

Offers over **£95,000** are invited

<b>Accommodation</b>	<u>Ground Floor</u> :- Porch, Shower Room, Kitchen and Living Room. <u>First Floor</u> :- Two Double Bedrooms.
<b>External</b>	Enclosed garden grounds with off-road parking, grassed areas, hen run, ponds, established bushes and Shed.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Seller on 01957 733 373 to arrange a viewing.
<b>Entry</b>	By arrangement.
<b>EPC Rating</b>	E(54)

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Porch 2.14m x 2.72m

From the gravelled off-road parking, a path leads to the glass paned pvc door that provides access to the good size Porch that has a window with stunning sea views and down to the beach. Contains coat hooks, washing machine, one double sockets, radiator, access hatch to roof space above Porch and terracotta tiles. There is also the airing **Cupboard** (1.41m x 0.70m) that contains the Megaflow hot water tank.

### Shower Room 1.41m x 1.96m

Situated off the Porch is the Shower Room with a northeast facing patterned window. Contains toilet, sink with tiled splashback, corner electric shower with wet wall, heated towel rail and tiled flooring.

### Kitchen 3.46m x 3.26m

Also, from the Porch a door opens into a passageway (0.72m w) that leads to a **Hallway** with terracotta tiles that provides access to both the Kitchen and Living Room and contains the electric meter.

To the left via a glass paned door is the well-appointed Kitchen that has a window facing southeast. Contains fitted shaker style cabinets with worktop, ceramic sink with draining board, tiled splashback, Bosch electric oven and four ringed gas hob, standalone fridge/freezer, dishwasher, five double sockets, a Crabtree socket, radiator, "v" lined ceiling and terracotta tiles.

### Living Room 3.91m; 4.90m x 2.16m; 3.17m (2.00m x 2.63m)

Opposite the Kitchen via a glass paned door is the Living Room with a window overlooking the private front garden. Contains three double sockets, tv aerial point, telephone point, radiator, "v" lined ceiling and bare floorboards.

A flight of wooden stairs with handrail leads to the first floor Landing.



## First Floor

### Landing 2.00m x 2.90m

The Landing has a rooflight facing northwest and a railing surrounding the stair opening with storage capacity around same. Contains smoke detector.

### Double Bedroom 1 3.47m x 2.90m

This Double Bedroom has a southeast facing rooflight that provides views across the neighbouring croft land. Contains three double sockets and panel heater.

### Double Bedroom 2 2.86m x 2.90m

A further Double Bedroom also has a rooflight to the southeast with views down to the beach. Contains two double sockets and panel heater.



## Information

### External

From the main road via a gravelled single-track road, access to the property is through a large, galvanised steel, agricultural gate leading onto the gravelled off-road parking that provides ample space for two cars. The property is bounded by dry stone walls and post and wire fencing.

There is a stone slab pathway leading to the Porch door from the parking area.

The well-maintained, private, garden grounds with established bushes and grassed areas showcase two ponds one situated close to a natural spring enabling quiet areas for enjoying alfresco dining and taking in the stunning sea views.

A lean-to garden **Shed** is situated on the northeast gable end of the property and provides ample storage space with power. It is constructed with dry stone and concrete block with corrugated aluminium sheets on roof. It has been painted black to protect it from the weather.

The property also benefits from a hen run with the current owners having a variety of ducks and chickens. These are available to stay if any new owner wish to have a daily supply of fresh eggs.

The property is situated in an idealic crofting area of Fetlar, tucked away from the main road with spectacular sea views and benefits from plenty of room for the possibility of erecting a polytunnel for a more self-sufficient lifestyle.



Double Bedroom 1

### General Information

- Heating by way of electric storage and panel heaters.
- Mains water and septic tank drainage.
- Laminate flooring on the first floor with coombed ceilings.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- Council Tax Band A.
- Home Report available.



Double Bedroom 2

### Directions

There is a good car ferry link from Toft on the Shetland mainland to Ulsta (Yell). (Ferry Booking Office 01595 745804 or register online [www.ferry.shetland.gov.uk/booking/](http://www.ferry.shetland.gov.uk/booking/)).

After disembarking at Ulsta travel north through Yell to Gutcher Ferry Terminal providing access to Belmont on Unst and Hammars Ness on Fetlar again via a good car ferry link.

Disembarking on Fetlar travel the main single-track road through the village of Houbie passed the Fetlar Interpretive Centre and ascend a steep hill.

Keep travelling along the main road. There is a large agricultural shed on the right and just passed this is an access track on the left which provides access to Gibb House.



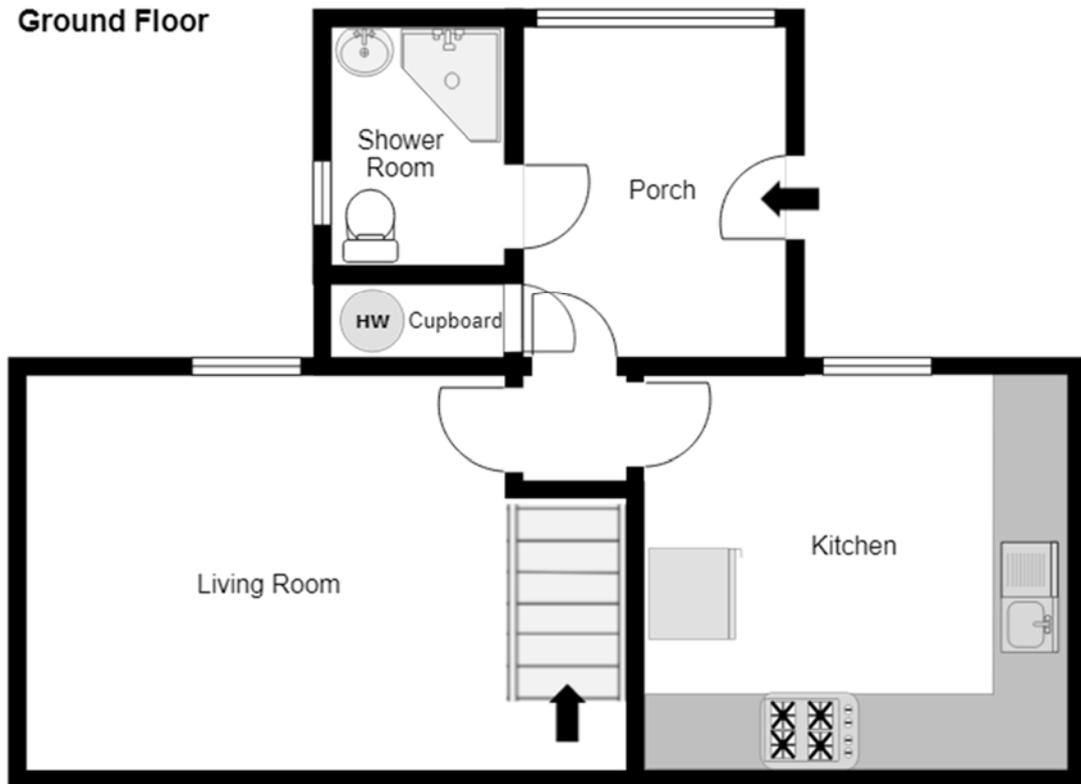
### Places of Interest

- Fetlar Interpretive Centre with exhibitions of the island's history, archaeology, folklore and wildlife.
- Brough Lodge
- Tresta Beach
- Fetlar Shop & Café
- Wildlife spotting including the appearance of a Snowy Owl in 2018
- <https://www.fetlar.org/>

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.



**Ground Floor**



**First Floor** (coombed ceilings throughout)

