



Tirlot

Sourin, Rousay, Orkney, KW17 2PR

Offers Over **£210,000**



****Property is suspended from the market at the present time****

Tirlot (pronounced Tirloe) is an attractive, architecturally designed eco house which is situated on the picturesque island of Rousay. With an attractive glass front and a high standard of energy performance with PV and solar panels and a wind turbine this property was designed to be efficient and economical. The property has been connected to the electric grid as until recently it was self sufficient. I am led to believe the property could be self sufficient rather simply if the new owner preferred this style of living. With an architectural, bespoke design, Tirlot may appeal to those who wish to live in a property with a modern lifestyle that benefits from sea views. Tirlot sits on a plot which is approx. 1.5 acres and has a workshop, large garage along with an adjoining greenhouse. The property offers spectacular panoramic sea views in a peaceful and tranquil rural location. A borehole water system is in place and having been recently connected to the electrical grid this property can offer a comfortable lifestyle with sea views. Available with separate negotiations is a mooring and boat house on the neighbouring island Wyre. Offers are being considered over £15000.



LIVING ROOM 26'11" x 15'1"

This unique wow factor room is situated to the front of the property and proudly displays a grand bow shaped glazed wall and benefits from panoramic sea views towards neighbouring islands which include Wyre, Egilsay, Westray & Eday. The room has a mezzanine from the master bedroom above. There is a log burner which is positioned on a stone hearth. The room is neutrally decorated with a solid wood floor and an elevated seating area which allows for panoramic views out of the window. An awning provides a much welcomed sun shade during the sunny days.

KITCHEN/DINING 22'4" x 10'10"

The kitchen is neatly positioned to the rear of the living room with dual aspect entrances. The room has a mixture of solid wood neutral coloured units along with a laminate worktop and tiled splashback. Fixtures and fitting included in the property comprise of an eye level electric oven, microwave, built in cooker hood and gas hob. Neutrally decorated with dual aspect windows and solid wood flooring with space for a dining table.

BEDROOM 2 10'6" x 13'1"

Situated on the ground floor level with two windows is this neutrally decorated double bedroom which can be accessed from the kitchen or through the Jack and Jill shower room.

SHOWER ROOM 10'6" x 7'10"

Accessed from the entrance hall is this Jack & Jill shower room. Comprising of a corner shower enclosure, wash hand basin and w/c along with a heated towel rail. A light blue nautical decor along with white wood panelling and wooden floor.

BEDROOM 3 12'6" x 8'6"

Bedroom 3 is positioned to the rear of the property half way up the stairs to the master level. Neutrally decorated with dual aspect windows.

UPPER LEVEL 8'2" x 6'7" top landing

BEDROOM 1 16'5" x 14'1"

Tirlot has a vaulted grand master suite which has a mezzanine that over looks the living room and benefits from the large glazed windows with panoramic sea views. There is a mezzanine above the living room which is accessible from the bedroom. This is currently used as a gym.

MEZZANINE

This area is accessible from the master bedroom and over looks the living room. Currently presenting itself as a gym which has grand panoramic sea views.

EN SUITE BATHROOM 12'2" x 9'10"

A seaside theme with light yellow and aqua decor in this vaulted ceiling bathroom. The bathroom comprises of a bath, corner shower enclosure, pedestal sink, w/c and light grey vinyl flooring.

GARDEN

Tirlot sits on a plot stretching to approx. 1.5 acres. The majority of the garden is laid to lawn with a pond. The wind turbine, bore hole and septic tank are situated within the garden grounds.

WORKSHOP 7'7" x 14'5"

Workshop which is accessed from the property. There is light and power.

GARAGE 38'1" x 23'7"

With a vehicle entrance and 6 windows offering plenty of natural light. A large double entrance garage door with a green house situated to the rear of the garage.

GREEN HOUSE 16'5" x 9'10"

Situated to the rear of the garage with half height glazing and block work on the lower level along with a tiled roof.

DIRECTIONS

Situated on the Island of Rousay which is a short sea crossing from Tingwall pier. After you arrive on Rousay take the road to the top of the hill. Turn right on the B9064. Keep driving for a few miles until you see a sign for Marion's shop and filling station. When you see that sign take the next left where you will see Tirlot on the right hand side.

ADDITIONAL INFORMATION

EPC rating - Band B Council Tax Band - C Heating - Electric under floor heating along with radiators. Wooden framed double glazing. Bore hole water (not mains water). Septic tank. Photovoltaic cells solar panels and a domestic wind turbine provide electricity and heat the water. Floor space - 150sqm. Built - Circa 2009.

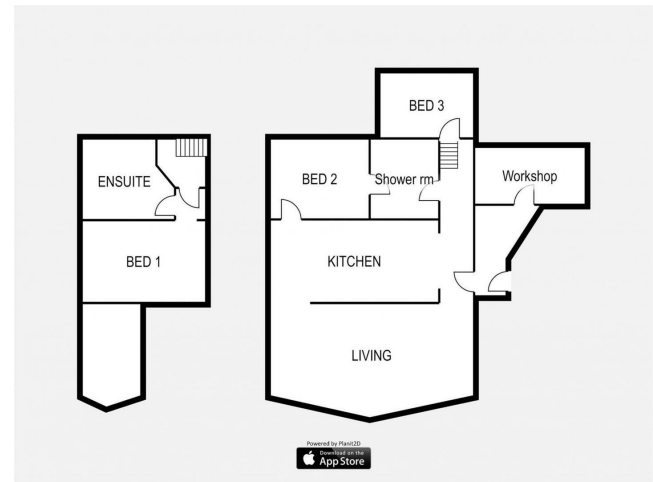
WYRE BOAT HOUSE (BY SEPARATE NEGOTIATION)

The current owners who designed and built Tirlot, a very much loved property which had been sailors as owners also has mooring and a boat house on the island of Wyre. Pictures available and this is for sale at separate negotiations. Offers will be considered over £15000. Approx 1 acre

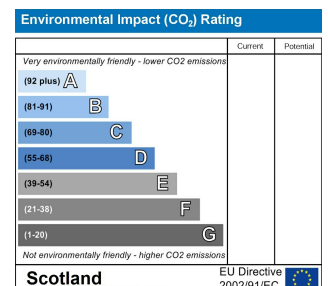
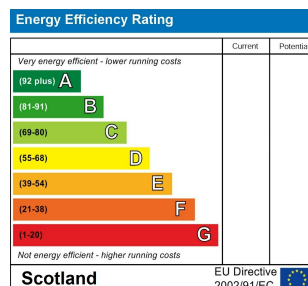
Area Map



Floor Plans



Energy Efficiency Graph







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