



Cat-Muir-Hall, Flotta, KW16 3NP

Offers Over £175,000





Cat-Muir-Hall Cat-Muir-Hall

Flotta, KW16 3NP

- DESIRABLE FARM/SMALL HOLDING ON THE ISLAND OF FLOTTA
- REMOTE ISLAND LIFESTYLE
- APPROX. 30 ACRES OF AGRICULTURAL LAND (THERE IS NO CROFT LAND)
- THERE IS NO HOME REPORT REQUIRED FOR THIS SMALL HOLDING/FARM
- RARELY AVAILABLE TYPE OF LIFESTYLE OPPORTUNITY
- PEACE AND TRANQUILITY ON OFFER
- FARMHOUSE AND OUTBUILDINGS ON OFFER
- FOR MORE INFORMATION, PLEASE CONTACT OUR TEAM

Cat Muir Hall offers the rare opportunity to own a small holding of approximately 30 acres, over 4 locations in Flotta.

The main house, Cat Muir Hall has a sun room, kitchen/ dining room, living room, separate dining room and shower room on the ground floor.

The second floor has two double bedrooms and a bathroom.
The house has beautiful views to the sea.

Outside there is a garden, three good sheds and a large Nissan shed in need of some repair.
There are 9.61 acres of good agricultural land, with approx 4 acres opposite.

Less than half a mile away there are a further 5.83 acres of agricultural land at 'Hillydyke', divided into four fields. This land is easily accessible from the road.

A further short distance on is 'Balmoral'; a further 10.25 acres of agricultural land with a derelict dwelling house accessed via a track. This dwelling has exceptional views to the south over Scapa Flow to the Mainland and may be suitable for renovation or as a site for a replacement dwelling subject to the appropriate permissions.



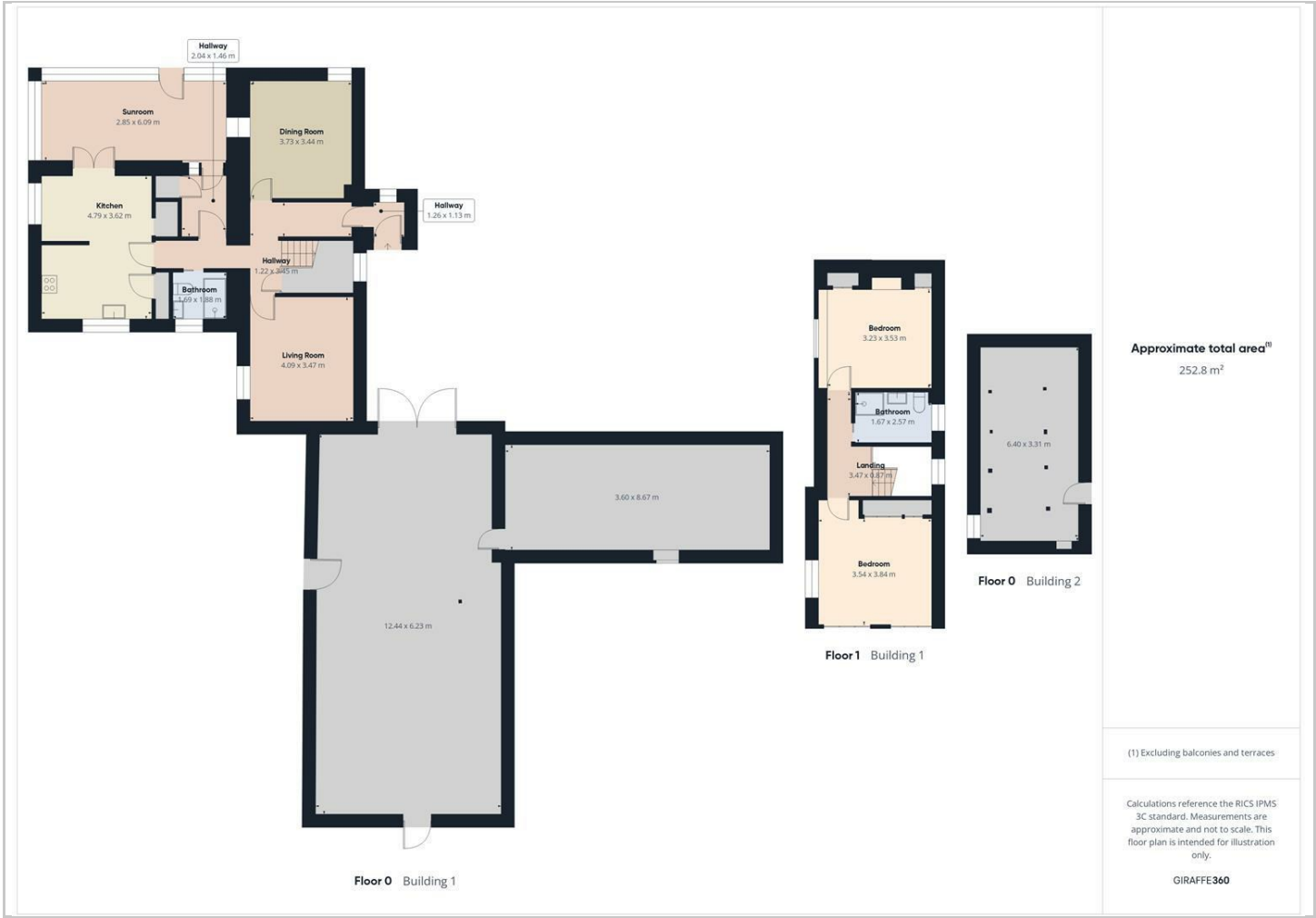


Directions

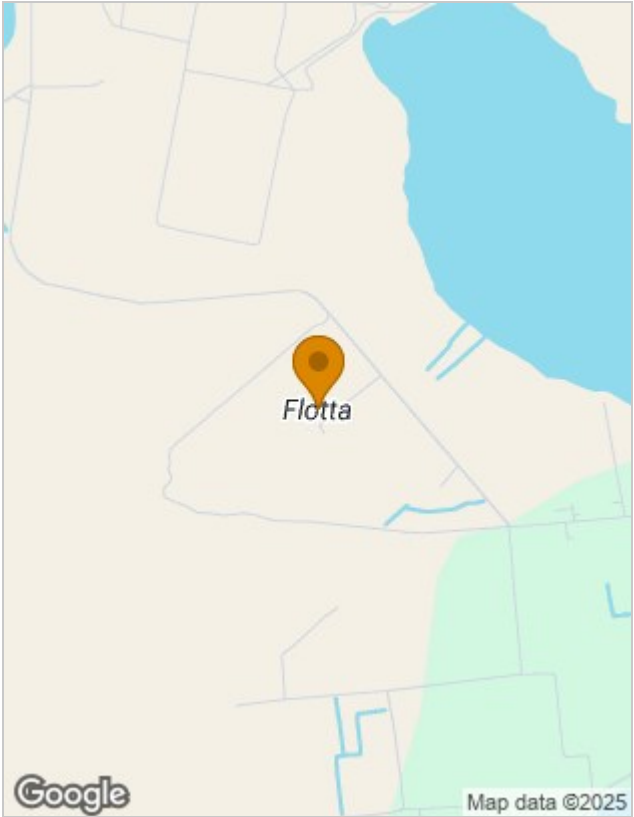




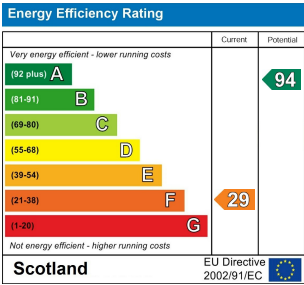
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.