



## **East Thorn,, Westray, KW17 2DD**

### **Offers Over £265,000**

East Thorn is a croft with beautifully restored traditional stone cottage set within approximately 33 acres, occupying an outstanding and rarely available coastal position overlooking Swartmill Bay on the island of Westray. Combining character, privacy and uninterrupted natural beauty, this is a property where the setting is truly exceptional.

The cottage has been carefully renovated and is presented to an excellent standard throughout, retaining its charm while offering comfortable, well-balanced accommodation. The surrounding croft land, gardens and outbuildings have all been meticulously maintained, creating a highly appealing and well-managed croft.

The views are simply remarkable. From the property there are sweeping, panoramic vistas across Swartmill Bay towards Papa Westray and far beyond, changing with the light and seasons and providing a constant connection to the surrounding landscape.

A particular feature of East Thorn is its direct access to the shoreline, including ownership of a stretch of foreshore and access to the beach. The setting is wonderfully peaceful and rich in wildlife, making it ideal for those seeking a quieter lifestyle immersed in nature.

### Accommodation

The accommodation is arranged on one level and comprises a welcoming country-style dining kitchen which opens into a cosy snug/family room, a bright sunroom overlooking the garden, and a comfortable living room. There are two double bedrooms (one with adjoining WC), a further single bedroom, a large family bathroom and a practical utility/boot room providing access to the outbuildings. The traditional proportions of the cottage allow for multiple windows in each room, maximising natural light and those exceptional views. The interiors are tastefully finished with characterful décor and traditional-style timber double-glazed windows.

### Outside

The gardens extend to the front and rear of the property and include large areas of lawn, complemented by a thoughtful selection of trees and shrubs. There is also a productive growing area with divided beds suitable for fruit and vegetables, together with a greenhouse.

The outbuildings are in very good condition and include a byre and a general-purpose shed, both conveniently accessed from the house, as well as a detached double garage with inspection pit.

The croft land is currently used for grazing and is suitable for livestock, with capacity for approximately 35 breeding ewes.

In addition, the property includes two ruinous dwellings, known as Spo Ness and Holyrood, which may offer development potential subject to the necessary consents.

### Church

Within the grounds, the current owners have created a unique and tranquil feature: a small, beautifully crafted wooden church known as Jesus' Church, set within its own peaceful garden area.

### Westray

Westray is a vibrant and well-served island community, offering a junior high school, local shops, post office, hotel, cafés and a doctor's surgery. The island also boasts a rich heritage, with archaeological sites, a heritage centre, galleries, scenic coastal walks, a golf course and a seasonal marina.

Regular ferry and air services provide convenient connections to Kirkwall.

### SERVICES

Electricity: MAINS

Water: MAINS

Drainage: PRIVATE SEPTIC TANK

Heating: OIL CENTRAL HEATING

COUNCIL TAX -BAND A

EPC - BAND E

### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

### OFFERS TO

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### VIEWINGS FOLLOWING ACCEPTANCE OF AN OFFER

Once an offer has been accepted and the property is marked as "Under Offer", K Allan Properties will not arrange or facilitate any further viewings of the property.

Any requests for access following acceptance of an offer will be considered only where required by the terms of the concluded missives, by agreement between the seller and purchaser, or where otherwise legally necessary.

K Allan Properties reserves the right to refuse requests for additional viewings or inspections which are not required under the terms of the transaction.

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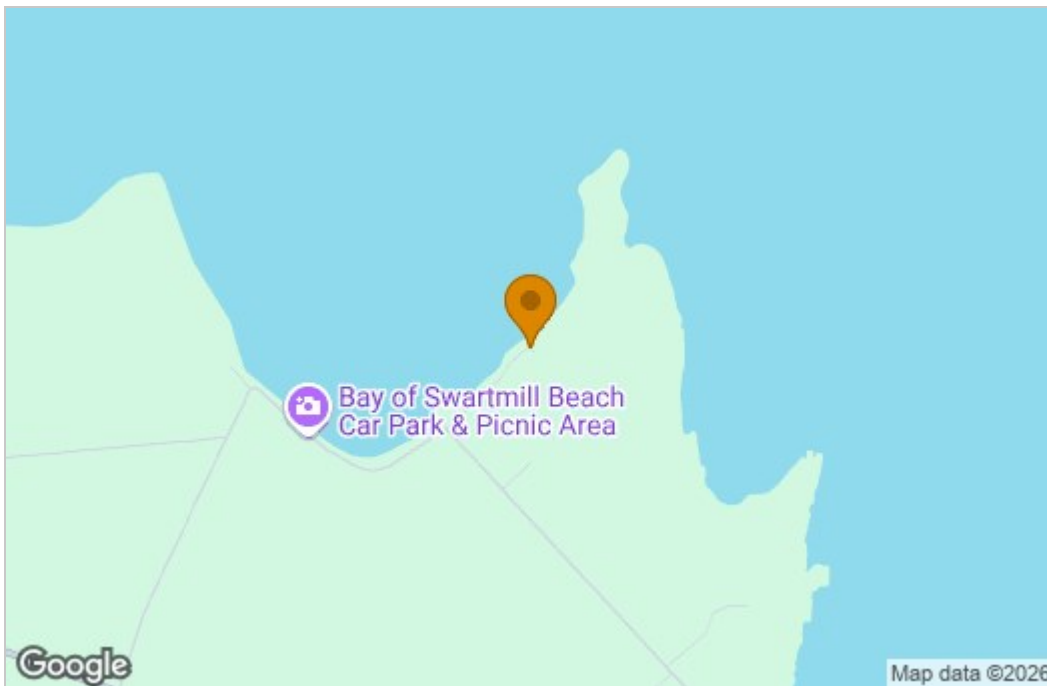
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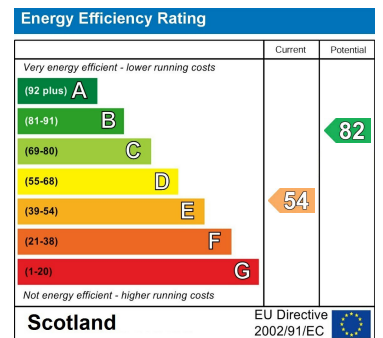
# Floor Plan



# Area Map



# Energy Efficiency Graph



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