



Warbeth Road, Stromness, KW16 3JP

Offers Over £100,000

Newbarn Chalet presents a rare opportunity to acquire a property with considerable potential in a sought-after location on the outskirts of Stromness. Enjoying a peaceful rural setting with lovely views across the sea towards the dramatic Hoy Hills, the property offers an appealing blend of tranquillity, character, and future possibilities.

Comprising a detached chalet together with a traditional stone outbuilding, this unique property is ideal for those seeking a renovation project, holiday retreat, or potential building plot.

The chalet, which is understood to be a former caravan that has been enclosed and developed over time, now provides accommodation including two bedrooms, a kitchen, shower room, and a bright living room positioned to make the most of the attractive surrounding outlook. While the property is in need of renovation and upgrading, it offers purchasers the opportunity to enhance and adapt the accommodation to suit their own requirements and create a comfortable coastal escape.

Prospective purchasers should note that the chalet does not require a Home Report due to its construction and condition and is unlikely to be suitable security for mortgage lending. Interested parties are therefore advised to discuss their individual circumstances with a lender prior to arranging a viewing.

Adjacent to the roadside is a stone outbuilding which creates a sheltered and private garden area between the two buildings. Although requiring attention, this space has the potential to become a delightful outdoor retreat where owners can relax, entertain, and enjoy the peaceful surroundings and scenic views. A convenient off-road parking space is located beside the outbuilding.

The stone outbuilding itself may offer scope for renovation, conversion, or possible extension to provide additional accommodation, subject to obtaining the necessary planning permissions and consents. Furthermore, the site as a whole may present potential for the development of a new-build property, again subject to securing all required permissions and approvals. Interested parties should make their own enquiries with the relevant authorities regarding any future development proposals.

Electricity: MAINS

Water: MAINS

Drainage: SEPTIC TANK

Heating: ELECTRIC WALL HEATERS

COUNCIL TAX -BAND A

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email

info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

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.

BEST ESTATE AGENT GUIDE

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ANTI MONEY LAUNDERING LEGISLATION

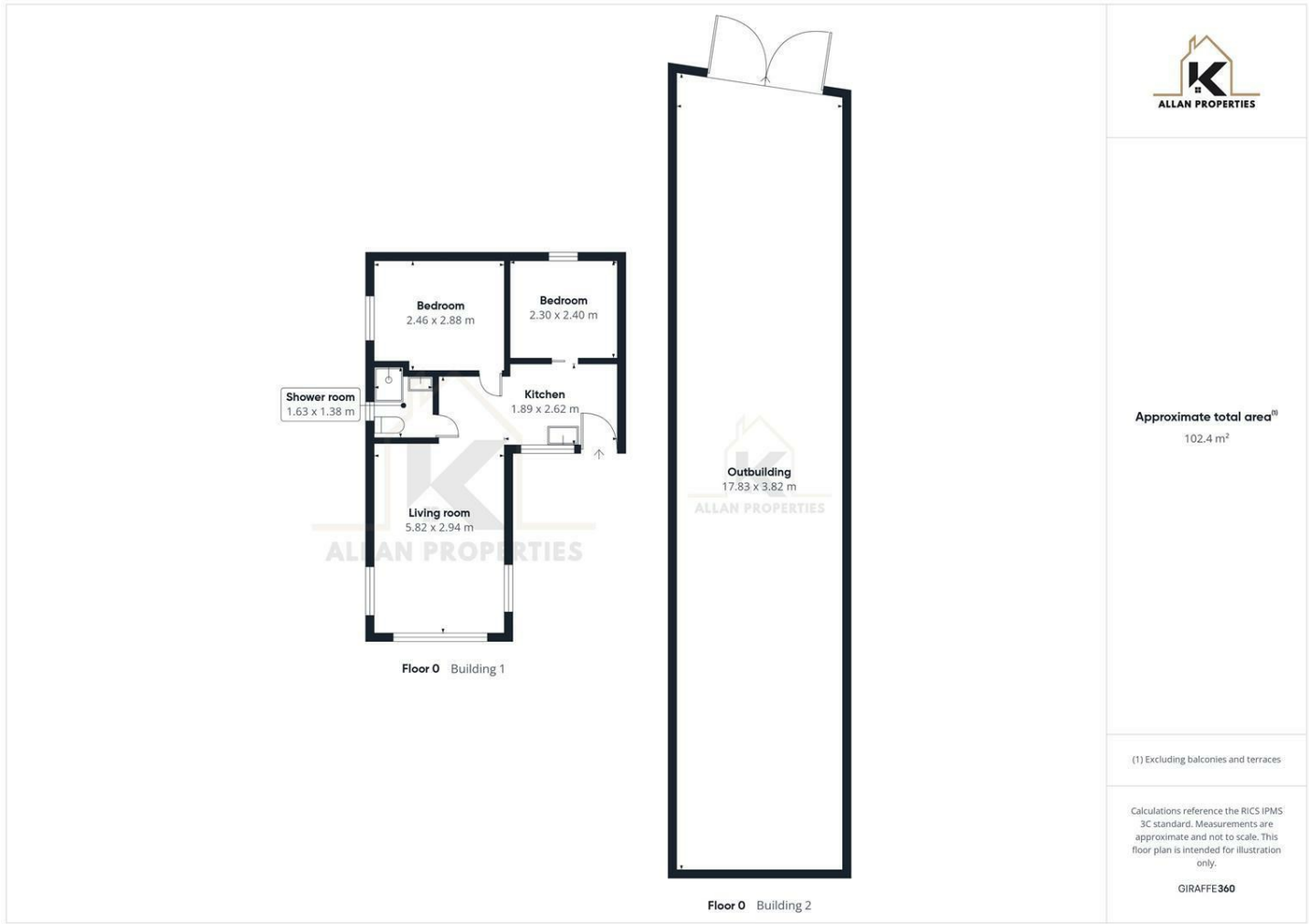
As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

DISCLAIMER

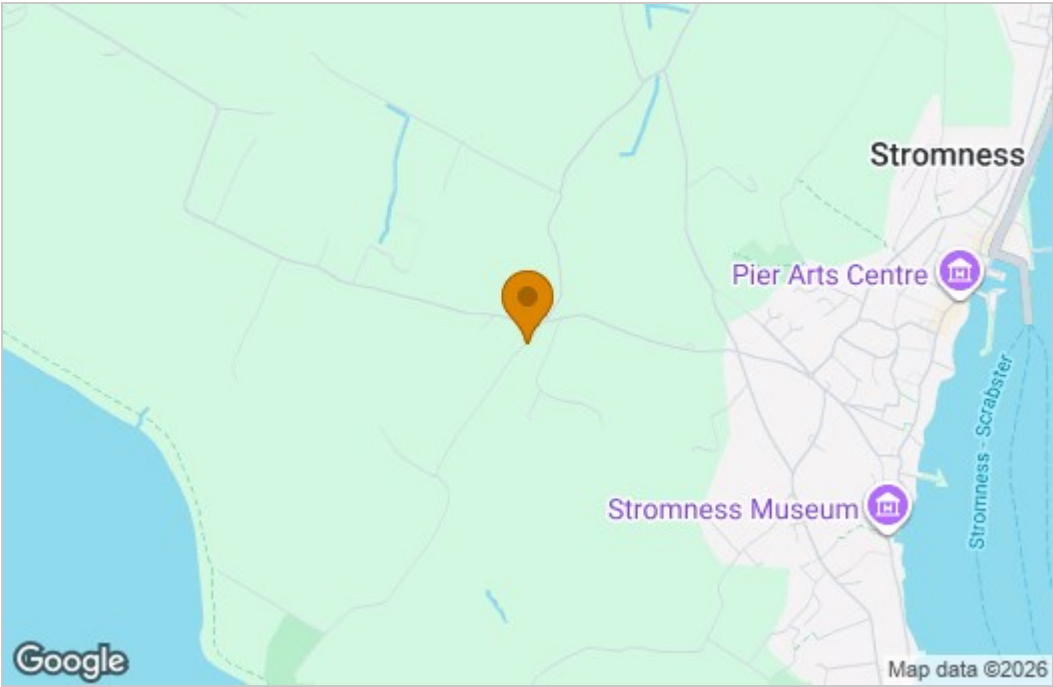
Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a

contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

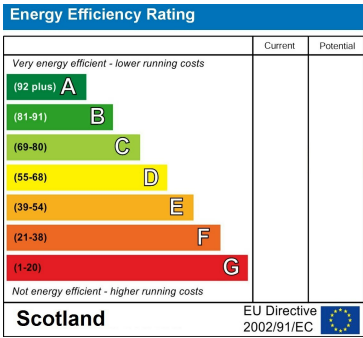
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.