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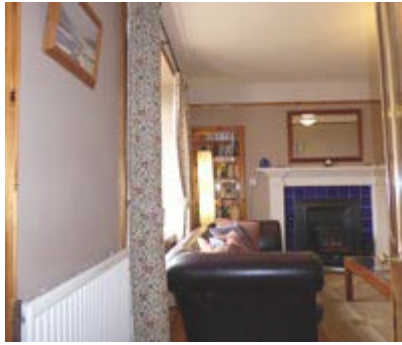
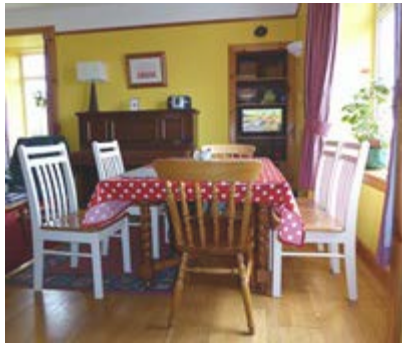


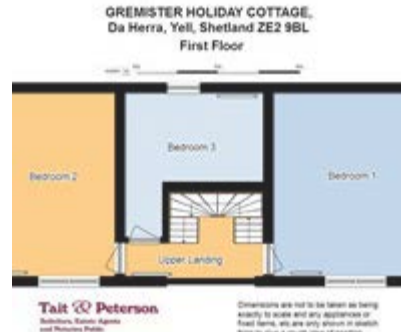
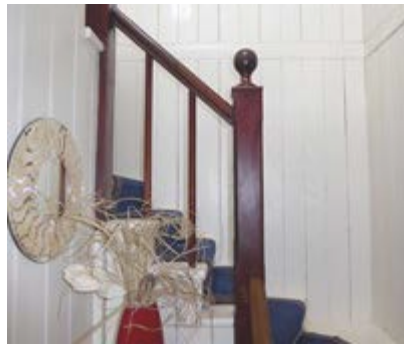
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GREMISTER HOLIDAY COTTAGE, Da Herra, Yell, Shetland ZE2 9BL

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In Brief

This striking 2 storey 3 bedroom house is for sale as a successful self-catering holiday cottage, currently with reservations to mid-September 2016. Sited in an elevated position in a stunningly beautiful and serene area of Yell, it provides spectacular views of Herra beach and Whalfirth Voe with magnificent sunsets to the west. The interior is fitted out to a high standard and retains many original features. The house holds a four star grading (out of five) with Visit Scotland. The main population centre of Mid Yell is a short drive away (3.5 miles) with its shop, post office, leisure centre (with

heated swimming pool) and health centre. All the furniture, furnishings, contents and equipment are to be sold with the property.

EPC Rating:- Band F (35)

PRICE:- Offers over £175,000 (apportioned £150,000 for property and £25,000 for contents)

VIEWING:- Contact our Reception

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Vestibule, Living Room, Sitting Room, Kitchen, Three Bedrooms and Bathroom, Double Garage and Parking Space

In More Detail

Yell is situated between the Shetland Mainland - the largest of the Shetland Isles with a population of approx. 21,000 - and the last island in Scotland called Unst. Both Yell and Unst were featured in the 2016 BBC television series An Island Parish. A ro-ro ferry runs at regular intervals from Toft on Mainland to Ulsta at the southern end of Yell, A similar ferry then runs from Gutcher on the north-east coast of Yell to Unst and also to the Island of Fetlar. Toft itself is approx. 28 miles from the capital town of Lerwick on the Mainland. After the 15 minute ferry crossing from Toft, Gremister Holiday Cottage is approx. 9 miles from the ferry terminal on Yell at Ulsta.

Because of its position between the Mainland and Unst, Gremister Holiday Cottage is an ideal base for fishing and angling, wildlife enthusiasts, walkers, and those seeking a peaceful, relaxing environment. Its position, looking north towards Whalfirth Voe, affords spectacular views both summer and winter.

Currently run as self-catering holiday accommodation, reservations have been taken up to mid-September 2016, but none are being taken thereafter prior to its sale. The accommodation's 4 star rating was re-confirmed by a Visit Scotland inspection in 2015. All the contents are of high quality and are to be sold with the property. These include all furniture, furnishings, curtains, white goods, appliances, beds, bedding, linen, crockery, cutlery, TVs and piano. Extensive TV & radio channels are available via a FreeSat satellite dish. There is also a separate, superfast satellite broadband dish for internet services via wifi. Both of these are included in the sale but the satellite broadband service

would need to be the subject of a new contract with the supplier, EuropaSat.

The current proprietor has a website which provides more information about the property itself, about the island of Yell and about Shetland as a visitor centre. This can be found on the following link: <http://www.herra.shetland.co.uk/index.htm> It is planned that the website will be included in the property sale, but some photos would need copyright permission from a previous owner.

The property is largely of traditional stone construction with its thick walls providing deep window ingoes. The interior doors and wood trim are mostly of natural timber finish. The varnished floors in the Living Room, Dining Room and Bedroom 1 together with the varnished feature walls in Bedrooms 1 and 2 add to the comfortable feeling. The windows are uPVC double glazed units and there is oil-fired central heating throughout the house. All the bedrooms are full-size height.

Accommodation comprises:

Ground Floor

VESTIBULE - (Approx. 1.9m x 1.5m) The main door is at the side of the property and leads into a small Vestibule with patterned tile flooring, electricity consumer unit, coat hooks and a door leading to a walk-in cupboard (Approx. 1.0m x 1.5m) housing the oil-fired boiler and shelving for storage, ironing board, diy tools, small step ladder.

KITCHEN - (Approx. 3.2m x 2.7m) Lined with fitted kitchen units in limed oak finish with work surfaces over and additional matching wall mounted units and glazed illuminated display cabinets. East-facing window with bamboo blind. Wood strip floor. Radiator. Fire blanket and fire extinguisher. Inset stainless steel single bowl sink with mixer tap. Fridge, dish washer, washing machine, Zanussi electric oven and hob, cooking utensils, knife block, toaster, microwave, flatscreen television and satellite box. Four double sockets at work surface level and one at floor level. All contents included. Door leads into the Dining Room.

DINING ROOM - (Approx. 4.5m x 3.9m) South and west facing windows with curtains fitted provide a light spacious feeling. Solid wood varnished floor with rug, wood-lined alcove with shelves, adult and children's games, flatscreen television and satellite box, dining table and six chairs. Matching 2 seat sofa and pair of armchairs. Upright piano. Two radiators. One single and two double sockets.

HALLWAY - (Approx. 2.65m x 2.36m at the widest point) The carpeted Hallway with original (painted) panelling on the walls provides access to the Living Room, Bathroom, front Porch (via inner half-glazed door) and the stairs leading to the upper floor. The staircase is carpeted and features a

stained wooden bannister rail and rods. Thermostat to control central heating. Two radiators. Double socket. Vacuum cleaner under a feature shelf.

PORCH - (Approx. 1.9m x 1.5m) Half-glazed outer front door with 2 glazed side panels and 2 side windows provides stunning views towards the Stacks of Stuis at the end of the Voe and over the surrounding crofts. Tiled floor and mid-height shelves for pot plants.

BATHROOM - (Approx. 2.5m x 2.2m at the widest point) Large frosted east facing window with roller blind. Three piece white bathroom suite with shower over bath and glazed shower screen and tiled splashback. Shaving light above basin. Medicine cabinet with mirrored door. Mirror. Wicker unit with drawers and shelves for storing towels. Radiator with heated towel rail. Vinyl flooring. Spotlighting. Under-stair, lockable cupboard used mainly for the storage of the included house cleaning materials.

LIVING ROOM - (Approx. 4.5m x 3.9m) A spacious, comfortable room with a large west-facing window and a smaller north-facing window. Both windows have full length curtains and provide views over Herra beach and Whalfirth Voe.

Features include the varnished solid wood floor with large rug, the original open fireplace with wooden mantelpiece and tiled surround and hearth. This currently has an electric solid fuel simulated stove in place. However, it is believed that the original open fire could be re-instated if desired. There is a mirror above the fireplace, two leather sofas with soft cushions, wooden coffee table with glass panels, wood-lined alcove with bookshelves and books.

There is also a fitted Solitaire 2000 guest payphone (currently connected to BT), two radiators, large flatscreen TV with satellite box, Hitachi DVD and video player, separate sound system, wooden cabinet with glass door housing a collection of videos and DVDs. Satellite broadband Cisco wifi system for broadcasting internet throughout the house. Central pendant light fitting and 2 table lamps. Four double sockets.

First Floor

LANDING - (Approx. 2.65m x 2.35m) A Velux roof light provides plenty of natural light over the stair case. The landing is carpeted and contains a glass panelled wooden unit with three bookshelves (books included) and laundry basket. Pendant light, carpeted flooring, radiator and one double socket.

BEDROOM 1 - (Approx. 4.5m x 3.9m) A spacious bright dual aspect twin room with a large west-facing double window and a single south facing window both with full length curtains. The room contains twin beds each with a bedside cabinet, reading lamp and clock radio, a pine dressing table

with stool and mirror above, a pine double wardrobe with mirror doors and drawers beneath, and a wooden rocking chair with cushions. The inner dividing wall is of varnished v-lined pine panelling and the floorboards also are varnished. There is a single pendant light with shade, a radiator and one double socket. Two small chests containing spare guest laundry and towels.

BEDROOM 2 - (Approx. 4.5m x 3.0m) A further dual aspect double room with large west-facing double window and a single north-facing window, both with curtains. With carpet, double bed, two bedside cabinets and reading lamps, bedside clock radio, a pine dressing table with stool and mirror above, a pine chest of drawers and a pine double wardrobe. There is a single pendant light with shade, radiator and two double sockets. One wooden chest with spare guest laundry.

BEDROOM 3 - (Approx. 3.2m x 1.5m) A single room with east-facing window with curtains, carpet, double wardrobe, two bunk beds, bedside clock radio, varnished v-lined pine feature wall, radiator and two double sockets. A ceiling hatch provides access to the loft.

GARDEN AND PATIO Gremister Holiday Cottage is surrounded by a large garden that is mainly grassed, but with a part that has been left wild to support native Shetland plants. There is a paved patio at the rear of the house with pot plants, a garden seat and views towards Whalfirth Voe. There is a garden shed/outhouse (approx. 3.6m x 5.0m) with lighting and power situated in the lower part of the garden, washing line, oil tank, compost heap.

GARAGE - (Approx. 4.6m x 5.0m) The large double garage is situated across the public road and has two doors (one up-and-over), lighting and power. There is ample parking space for visitors in front of the garage.

RATES/COUNCIL TAX The property is understood to be exempt from payment of business rates under the Small Business Exemption Scheme. It is further understood that originally the property fell within Council Tax Band A. However prospective purchasers should satisfy themselves as to the position by contacting Shetland Islands Council.

DIRECTIONS (from Ulsta) Proceed north from Ulsta along the A968 for approx. 9 miles before turning left at an electricity substation towards the Herra and Gremister. Signposted on the main road as Herra, Raga, Effstigarth Keep straight ahead and on descending the hill towards the head of Whalfirth Voe, Gremister is the 2-storey white and cream house situated to the right of the road with its double garage and parking place on the left.

Files to download



[EPC file](#)



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[Floorplan](#)

For more Information

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While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

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