

# TAIT & PETERSON

BANK OF SCOTLAND BUILDINGS, LERWICK, SHETLAND, ZE1 0EB

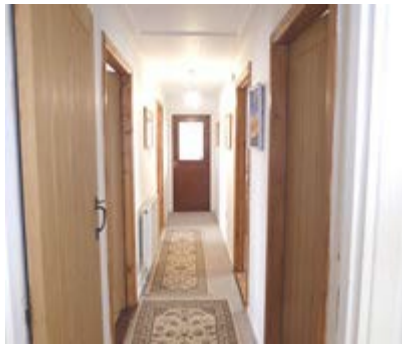
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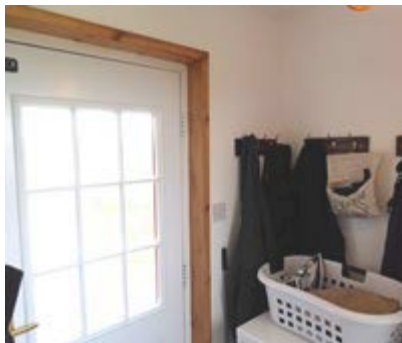


01595 693010

## ST SUNNIVA, FETLAR, ZE2 9DJ

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## In Brief

Magnificent modern property commanding panoramic views over Tresta Beach, Papil Loch and as far as Out Skerries on the horizon. Renovated well and tastefully this detached, wooden clad single storey property is set in a large enclosed garden with adequate parking and a large Double garage, and Studio with integral office area. The external doors and windows are UPVC and well maintained and the internal doors are oak. Viewing recommended.

EPC Rating:- Band D (67)

PRICE:- Offers over £175,000

VIEWING:- Tel: 01957 733 311

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Kitchen/Diner, Living Room, Three Double Bedrooms, Bathroom, Shower Room, Pantry, Utility area. Large Garage, Studio/ Office & Storage area.

## In More Detail

Extensive improvements and internal adjustments of some rooms have been made, but without any structural alterations which would have required planning permission or building warrants, and have been carried out to a very high standard. The owners are having to sell for health reasons and are sad to leave the Island of Fetlar.

Lifeboat!- One unusual feature of this property is that there is a large metal crate near the gate containing an orange lifeboat. This was purchased for conversion to a fishing / pleasure boat but due to ill health the project has been shelved. The boat is available for sale separately or can be removed.

The local shop is being re-opened on the Island which has been called the Garden of Shetland. Access to the Island of Fetlar is by two inter island ferries details of which are on the Shetland Islands Council website :- <http://www.shetland.gov.uk/ferries/documents/TimetableSummer2017V2.pdf>

Fetlar has for long been an island renowned amongst ornithologists and naturalists the world over. Not only is it Britains premier site for the beautiful red-necked phalarope - boasting over half of the

country's breeding population - the island is also famed for hosting the UK's first and only breeding pair of snowy owls which bred successfully between the late sixties to the mid-seventies. It has a great range of activities and attractions, especially outdoors. Buildings of interest include Brough Lodge, Leagarth House and Smithfield as well as the Roundhouse. There is excellent fishing for brown trout in local lochs. An unusual geology including the Funzie conglomerate makes it an important part of the Shetland Geopark.

The Fetlar Interpretive Centre is at the Beach of Houbie, in a central location on the island, and is a community museum awarded a Visit Scotland four-star tourist attraction. The museum contains various displays on island history, including the award-winning section on Sir William Watson Cheyne and his contribution to antiseptic surgery.

For walkers, routes can be recommended to cater for subjects of interest such as geology, archaeology, botany etc.

## Accommodation comprises:

**ENTRANCE PORCH** - (Approx. 1.6m x 1.66m) The front door opens into an area with coat hooks and a door to the Pantry. Tiled floor covering. New Grant boiler servicing the oil fired central heating system.

**PANTRY** - (Approx. 1.5m x 1.4m) This compact room contains a large chest freezer which is being left in situ.

**KITCHEN/DINER** - (Approx. 5.35m x 4m) A solid oak door opens to reveal a spacious Kitchen and Dining area with Wooden flooring, attractive built in units and Belfast sink. Stand-alone cooker, Radiator, and solid Beech wood work tops and shelving. Space for fridge & dishwasher.

**VESTIBULE /HALLWAY**- (Approx. 1.73m x 5.6m leading South and Approx. 5.85m x 1m Leading East) The oak doors to the Kitchen/Diner, Lounge, Bedrooms, Bathroom and Shower Room all are accessed from this carpeted L-shaped Hallway complete with Radiator. At the South end there is a Porch with an exterior door and views out towards Skerries and Papil Loch and Tresta Beach and the garden. At the East end is the Utility Room with a further outside door. A Ramsay ladder leads up to the unfloored but well insulated loft through a hatchway containing the hot water tank/ emersion heater with all new copper piping and header tank.

**LIVING ROOM** - (Approx. 5.25m x 4.5m) This oak door opens into a spacious, bright room with a large picture window and fantastic views towards Out Skerries, Papil Loch and the Tresta Beach as

well as over the garden. Radiator and feature Multi-fuel wood burner stove.

**SHOWER ROOM/WC** - (Approx. 2.83m x 1.83m) Walk in Triton Electronic shower, w.c. and wash hand basin. Radiator and south facing window.

**DOUBLE BEDROOM 1-** (Approx. 3m x 3.39m) North facing window looking out over the parking area. Radiator behind the door. (First on left hand side going down the passage)

**BATHROOM** - (Approx. 2.97m x 1.64m) Containing a white suite - bath, w.c. and wash hand basin and wooden laminated flooring. Large south facing window and Radiator. Built in shelved airing cupboard which was formerly a shower approx.0.7m x 0.96m.

**MASTER BEDROOM 2** - (Approx. 3.14m x 4.57m) South facing window, Dimplex radiator and built in double wardrobe with attractive doors.

**DOUBLE BEDROOM 3** - (Approx. 2.96m x 2.7m) North facing window, Radiator and Attractive stained glass Corner storage unit.

**UTILITY ROOM/BACK PORCH** - (Approx. 1.72m x 1.93m) Space for washing machine and tumble dryer. South facing window and North facing door to the parking area.

**GARDEN** The garden is large and mostly grass containing the Concrete septic tank and a raised flowerbed area in one corner. The Drying green is at the front/ North side of the property alongside a Large parking area. Outside tap.

**GARAGE** - (Approx. 3.83m x 5.3m) Large double Garage with electric up and over door and communicating door through to VESTIBULE (Approx. 1.53 x 1.7m) with outside door and access to a **STORAGE ROOM** - (Approx. 1.65m x 3.83m) and **ARTISTS STUDIO** - (Approx. 3.55m x 3.84m) Firefox wood burner stove and magnificent views out over the Loch of Papil, and integral Open plan office area - (Approx. 3.55m x 1.6m)

## Files to download



EPC file



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## For more Information

If you require advice, or more information, please [Contact Us](#)

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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