

Peerie Leagarth

Offers Over £59,000

Peerie Leagarth, Fetlar, Shetland, ZE2 9DJ





Overview

Compact traditional 3 Bedroom croft house with a range of outbuildings, in move-in condition. The property is situated in the heart of Fetlar, one of the North Isles of the Shetland archipelago, often referred to as "The Garden of Shetland". The property is within walking distance from the School, Community Hall and Shop, and a short drive from the vehicle ferry terminal. Viewing is highly recommended.

Entry to the property is via a glazed front door in the 1986 timber clad front extension, leading into a small vestibule off which opens the modern Bathroom, the original front door of the Croft leading into an inner hall off which opens the living room to the left and the sitting room to the right. These are the "Butt and Ben" rooms of the original croft, in traditional style with front windows having a view to a Rayburn stove in the Living room and an open tiled fireplace in the sitting room. The rear extension is accessed off the Living room where a door leads into a spacious hallway with rear door opening to the back garden. Off this hallway opens a bright spacious Kitchen with double glazed windows on two sides and fitted Kitchen units. To the other side there is a spacious double bedroom.

The first floor, accommodating two cosy attic bedrooms with Velux rooflights is accessed by a traditional staircase from the living room. These rooms enjoy open views to the coastline of the Wick of Tresta.



Externally there is a good range of outbuildings including a barn and two byres, together with a number of smaller sheds, all situated in a sizeable fenced garden.

The property has been renovated in recent years including renewal of the roof coverings, partial window renewal and replacement of the roughcast.

It is situated in a group of buildings at Leagarth, including the one time home of Sir William Watson Cheyne and the Fetlar Interpretive Centre, adjacent to the beach at Houbie. See www.fetlar.com for more information.

Accommodation

Living Room	3.92m x 3.52m
Sitting Room	3.79m x 3.52m
Kitchen	3.63m x 2.62m
Bedroom 1	4.21m x 2.62m
Bedroom 2	3.78m x 3.27m
Bedroom 3	3.47m x 3.28m
Bathroom	2.63m x 1.78m

Heating

Electric night storage heaters operated on an off-peak meter are installed, backed up with an open fireplace in the sitting room and an oil-fired Rayburn stove in the Living room which also provides domestic hot water.

Glazing

The windows in the attic bedrooms, Kitchen and Bathroom are all double glazed.



Additional Information

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Travel Directions

Fetlar is accessed by regular vehicle ferry service from Gutcher at the North end of the island of Yell, with connections also running to Belmont on the island of Unst. The ferry terminal at Gutcher is 20 miles North of the other Yell terminal at the South end of the island, from which a regular vehicle ferry service makes the 20 minute crossing to Toft, some 28 miles North of Lerwick. The current fare for a vehicle and driver is £8 on the Toft to Yell ferry, with other ferries free of charge.

On arrival at the Fetlar terminal, Peerie Leagarth is reached by following the signs to Houbie, a drive of some 4 miles.

Note

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