

## Property Schedule



### **THE NURSE'S HOUSE, REAFIRTH MID YELL**

Impressive and well cared for property perched prominently above the Mid Yell Sound and enjoying a peaceful and picturesque view out to sea and towards the islands of Hascosay and Fetlar. The large garden area features a fenced area with raised vegetable beds and a sheltered area which has been used for keeping ponies in the past.

**EPC RATING**

D (63)

**PRICE**

Offers over £210,000

**VIEWING**

Contact our Reception

**ACCOMMODATION**

Entrance Porch, Sitting Room, Dining Room, Study, Sun Porch, Kitchen, Two Bedrooms (one with en-suite) and Bathroom

# THE NURSE'S HOUSE, REAFIRTH, MID YELL, ZE2 9BN

Located by the Mid Yell Sound this property enjoys unspoilt and beautifully picturesque views out to sea and towards the neighbouring islands of Hascosay and Fetlar.

The substantial and well cared for house comprises a large entrance porch, sitting room, kitchen (which includes a regularly serviced oil fired Aga), dining room which could be converted to another bedroom, a sun porch enjoying the panoramic vista, bathroom, 2 double bedrooms (one with en-suite) and a well-insulated attic. There is a garage and also a large garden which has a well-established, wind resistant and rabbit proof vegetable patch. There is a sheltered area which has previously been used to keep Shetland ponies. A book on the history of the house can be included in the sale if desired.

Yell is the larger of Shetland's north isles, lying between Mainland Shetland and the neighbouring island of Unst. Mid Yell, as the name suggests, lies approximately mid-way between the northern and southern extremities of the island and is a 10 mile drive from the southern ferry terminal at Ulsta. It is the main population centre of the island and is the location of most of the island's amenities, including a shop, school, leisure centre & swimming pool, medical centre including dental surgery, care centre, pier & boating club. A regular 20 minute subsidised ro-ro ferry service runs throughout the day and evening between Ulsta and Toft on Mainland Shetland, which itself is about 10 minutes from Brae & Sullom Voe, and approximately 27 miles from Lerwick.

## **Accommodation comprises:**

### **Ground Floor**

#### **ENTRANCE PORCH** - (Approx. 4.6m x 2.9m)

The large entrance porch is accessed from the driveway. With tiled floor, uPVC double-glazed outer door and windows with roller blinds. Double socket. It overlooks a lawn and grassed bank containing plants and shrubs.

#### **VESTIBULE** - (Approx. 3.2m x 1.6m)

Featuring an open alcove with hanging rail for coats and shelf above. A cupboard (approx. 1.5m x 0.5m) with natural timber finish louvre door houses the hot water cylinder and has space (and plumbing) for a washing machine. A further cupboard (approx. 1m x 0.30m) contains the electricity fuse box and shelves. Coat hooks. Venetian blinds. Tiled floor. Two double sockets and switch to control underfloor heating.

#### **STUDY** - (Approx. 2.3m x 2.75m)

A comfortable room with a window overlooking driveway. With curtains and venetian blinds, carpet and Dimplex heater. One wall is lined with wooden bookshelves. Three double sockets. Telephone socket

#### **KITCHEN** - (Approx. 4.3m x 2.8m)

Accessed by a half-glazed timber door with roller blind and by an archway (with full length curtain), the kitchen is well equipped with an oil-fired Aga (serviced every six months), single drainer stainless steel double sink, solid beech worktops and extensive cupboards including wall cupboards (the cupboard with shelves for spices is not included in the sale). Suspended wooden clothes dryer above the Aga. Ceiling and wall mounted spotlights. A hatch leads into the Attic. Four double sockets and socket for heater. Windows have venetian blinds. Bosch washing machine with 18 month guarantee remaining. Fridge/freezer not included but negotiable.

#### **ATTIC**

Well insulated and easily accessed by a ladder.

**HALLWAY AREA** - (Approx. 2m x 1m)

**BATHROOM** - (Approx. 2.4m x 1.7m)

Frosted glass window with curtains and roller blind. Bath, Basin with mirror above, Toilet, Heated Towel Rail (not working) and Shower.

**STORAGE CUPBOARD** - (Approx. 0.5m x 1m)

Contains wooden shelf.

**DINING ROOM** - (Approx. 3m x 2m)

Large window looking out towards Hascosay and Fetlar with thermal lined curtains (full length velvet curtains included). Carpet. Book shelves line one wall. Upholstered window seat. Socket for heater. Three double sockets.

**SUN PORCH** - (Approx. 1.85m x 4.4m)

Panoramic view. 2 double sockets. Roller blinds.

**SITTING ROOM** - (Approx. 4.93m x 4.4m)

Half-glazed door in natural timber finish. Multi-fuel stove mounted on slate hearth with timber surround and mantelpiece. Large double window looking out towards Hascosay and Fetlar, thermally lined curtains (full length velvet curtains included). Upholstered window seat. Also single window looking out onto the driveway. Built-in book shelves. Carpet. Dimplex heater. Telephone socket. Five double sockets. TV & satellite dish socket.

## **First Floor**

**LANDING** - (Approx. 3.1m x 2.2m)

A fine staircase with a curved varnished timber rail leads up to the Landing. Velux skylight with blind overlooking Hascosay and Fetlar. Small PC desk. Carpet. Two double sockets and telephone socket.

**MASTER BEDROOM** - (Approx. 3.85m x 3.75m)

Half-coombed ceiling. Dormer double window looking out towards Hascosay and Fetlar with blackout lined curtains. Dimplex heater. Carpet. One single socket. Three double sockets.

**EN-SUITE** - (Approx. 2.3m x 2.95m)

Half-coombed ceiling. Window with roller blind and curtains. Shower cabinet, toilet and wash basin. Carpet.

**BEDROOM 2** - (Approx. 4.5m x 3.6m)

Half-coombed ceiling. Dormer double window with blackout lined curtains. Built-in shelving. Electric heater. Carpet. Built-in wardrobes approx. 1m x 0.5m. Three double sockets.

**GARAGE** - (Approx. 5.3m x 4.6m)

With lighting, power sockets and electricity fuse box. Two double sockets. Wooden door leads out to a stable area with tether rings.

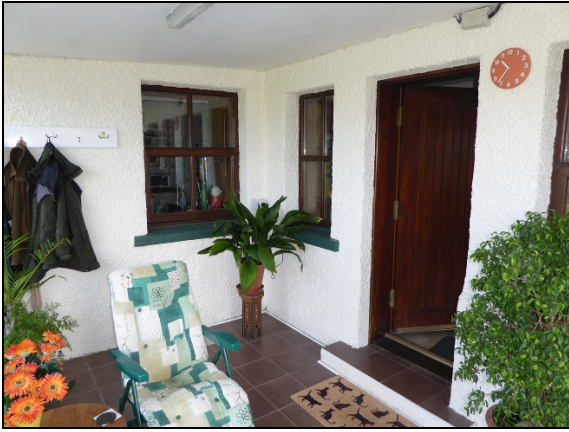
## **GARDEN**

The immediate area around the house is enclosed with wind proof fencing and comprises areas of grass and sheltered flower beds. The small park to the east of the house forms part of the title, at the bottom of which there is a small vegetable garden with rabbit proof fencing.

## **DIRECTIONS**

Approaching Mid Yell from the west along the A96, turn right on reaching the Mid Yell Public Hall (signposted Reafirth, Health Centre & Police Station). At the next junction carry straight on (i.e. do not take the left turn to Gardiestang) for approximately 100 metres. The Nurse's House will be immediately visible on the left.

# THE NURSE'S HOUSE, MID YELL, SHETLAND, ZE2 9BN



Entrance Porch



Entrance Porch



From Vestibule to Study



Study



From Vestibule to Kitchen



Kitchen



Kitchen



Kitchen

# THE NURSE'S HOUSE, MID YELL (Contd.)



Hallway



Bathroom



Dining Room



Dining Room



Sun Porch



Sun Porch

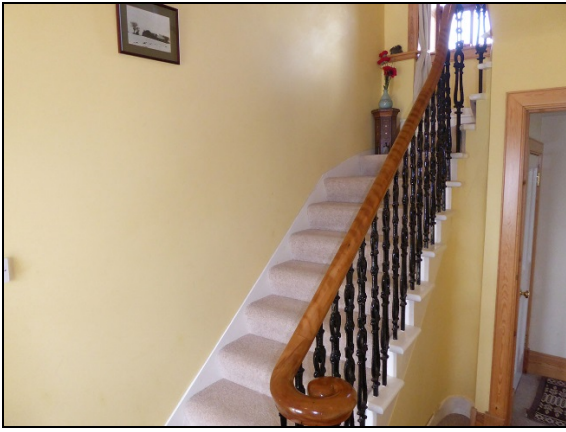


Sitting Room



Sitting Room

# THE NURSE'S HOUSE, MID YELL (Contd.)



Staircase



Staircase



Landing



Master Bedroom



En-Suite



Bedroom 2



Garage



Garden