

PROPERTY SCHEDULE



GREMISTER, DA HERRA, YELL

This striking 2 storey 3 bedroom house is located in an elevated position in a stunningly beautiful and serene area of Yell, providing spectacular views of Herra beach, Whalfirth Voe and magnificent sunsets to the west. The interior is fitted out to a high standard and retains many original features. The main population centre of Mid Yell is a short drive away (3½ miles) with its shop, post office, leisure centre (with heated swimming pool) and health centre.

EPC RATING	F (35)
FIXED PRICE	£150,000
VIEWING	Contact our Reception
ACCOMMODATION	Vestibule, Living Room, Sitting Room, Kitchen, Three Bedrooms and Bathroom, Double Garage and Parking Space

GREMISTER, DA HERRA, YELL, ZE2 9BL

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 lies approx. 9 miles from the ferry terminal on Yell at Ulsta.

Because of its position between the Mainland and Unst, Gremister 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.



Whalfirth Voe from the house on a July evening

The contents are not included in the fixed price but may be available to an interested purchaser by separate negotiation. They are of high quality and include all furniture, furnishings, 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 wi fi. Both dishes 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 (previously run as self-catering accommodation), 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>.

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. A new oil-fired boiler was installed in September 2016 to replace the previous boiler that was nearly twenty years old.

Currently the walk-in cupboard contains various household items such as an ironing board, diy tools and a small step ladder but these are not included in the sale.

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. Inset stainless steel single bowl sink with mixer tap. Zanussi electric oven and hob, fitted washing machine and fitted dishwasher. Four double sockets at work surface level and one at floor level. 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. 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.

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.



Fully enclosed and glazed porch looking north

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. Radiator with heated towel rail. Vinyl flooring. Spotlighting. Under-stair, lockable cupboard.

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 Whalferth 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 (not included in the sale.) However, it is believed that the original open fire could be re-instated if desired. There are two radiators. Central pendant light fitting. Four double sockets.



Late afternoon in July from the west-facing window

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. Pendant light, 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 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.

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. Carpeted. There is a single pendant light with shade, a radiator and two double sockets.

BEDROOM 3 - (Approx. 3.2m x 1.5m)

A single room with east-facing window with curtains, carpet, varnished v-lined pine feature wall, radiator and two double sockets. A ceiling hatch provides access to the loft.

GARDEN AND PATIO

Gremister 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 in front of the garage.



The outside was repainted in September 2015

RATES/COUNCIL TAX

It is understood that the property will fall 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 approximately 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.

GREMISTER, HERRA, YELL, ZE2 9BL



Kitchen



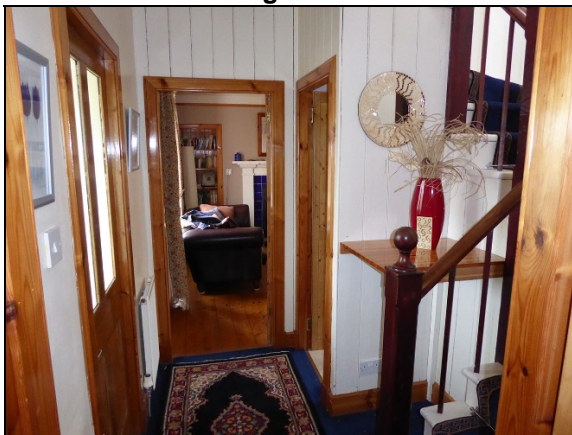
Kitchen



Dining Room



Dining Room



Hallway



Porch



Bathroom



Bathroom

GREMISTER, HERRA, YELL (contd)



Living Room



Living Room



Living Room



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2

GREMISTER, HERRA, YELL (contd.)



Bedroom 3



Bedroom 3



Approach to House



View towards Herra beach



Garage



Interior of Garage