



# Downatown Residential Development,

Comprising 3 self-build plots, barn conversion and store,  
Twatt, KW17 2LN

Offers Over £160,000





The Dounatown residential development has planning consent for 3 executive quality dwellinghouses and a stylish barn conversion. The development is situated approximately 3.5 miles from Dounby village and enjoys views across the surrounding farmland.

There is also a store building which may be suitable for storing building materials whilst the development is ongoing and as a store/workshop afterwards.

The plans for the spacious 4 bedroom steading/barn conversion show a large, open plan, living room/kitchen together with a master bedroom with en-suite and integral garage.

The 4 bedroom house on site 1 will enjoy a sweeping panoramic view across farmland with the Hoy Hills in the distance. The accommodation, as seen on the planning consent, includes a first floor living room with corner window to fully enjoy the view and an 'L' shaped kitchen/family room/dining area. There is a bathroom, shower room and the master bedroom has an en-suite. The double garage will adjoin the house.

The 2 bedroom bungalow on plot 3 has a spacious living room with corner window and dining area. The kitchen has room for a breakfast table and there is also a utility room. The accommodation also includes a study and a shower room. Both bedrooms have a built-in cupboard.

The bungalow on plot 4 is a mirror image of plot 3 with an adjoining garage. Plot 3 extends to 800m<sup>2</sup> or thereby and Plot 4 extends to 1100m<sup>2</sup> or thereby.





## ARTIST IMPRESSION OF HOUSE on PLOT 1



**South West**  
1 : 100



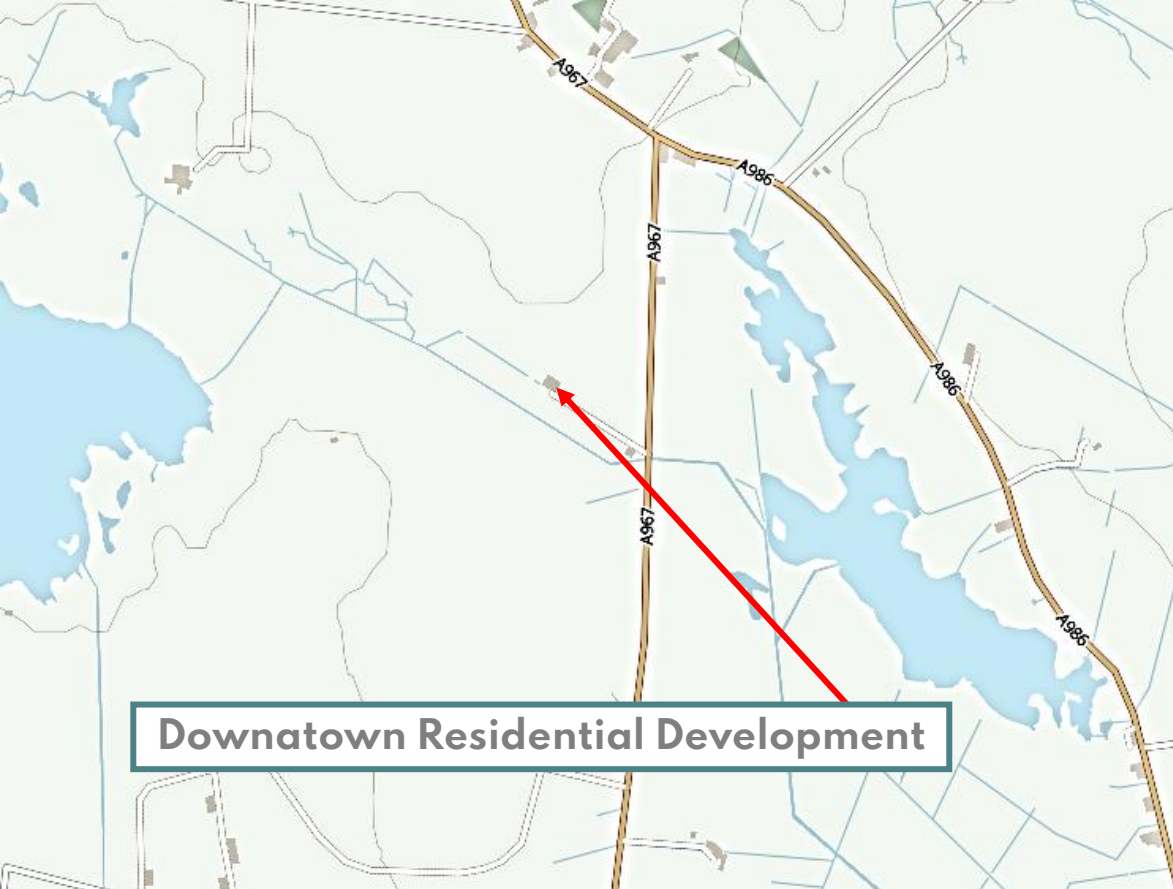
**North East**  
1 : 100



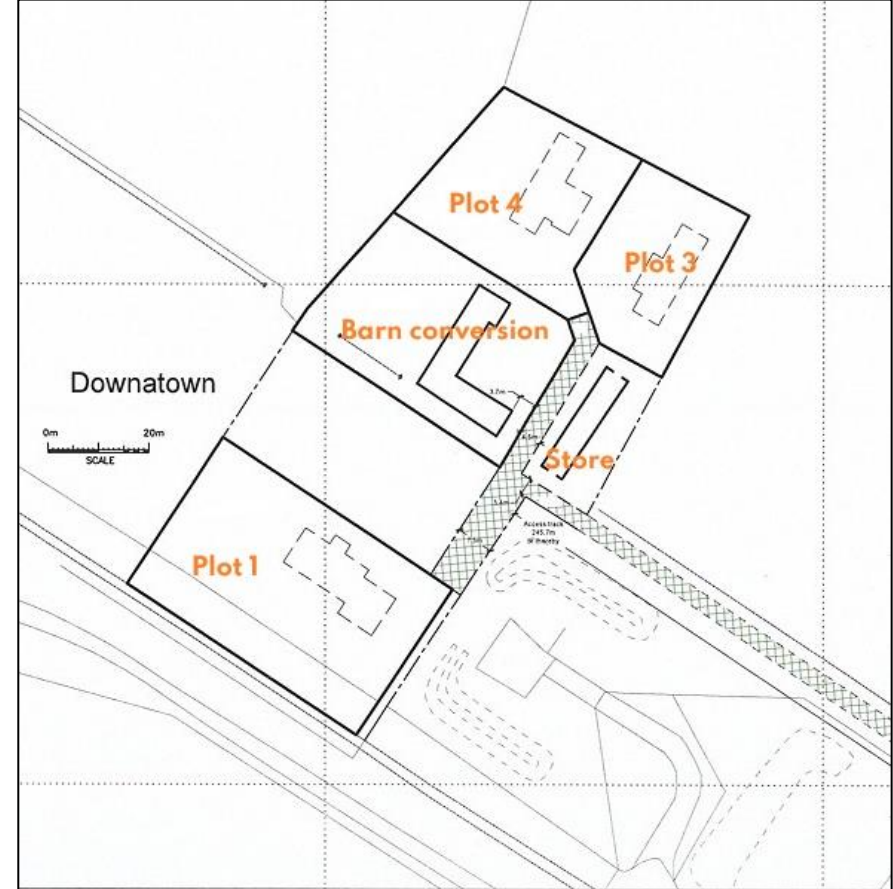
Plot 3



Plot 4



## Downtown Residential Development



**ENTRY** – By arrangement.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers Over £160,000

**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
find your happy

**EJT**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.