

LEA GARDENS, TRESTA, SHETLAND ZE2 9LT
Offers over £225.000

House

3 double, 1 single bedrooms, 3 reception (Please see floor plan)

South-facing traditional Shetland croft house (but and ben) in secluded, sheltered plot, about 200 m from the sea.

Built in ca.1850 , the original house has been considerably extended and completely renovated in1990

Accommodation is on three levels and due to its layout and three external doors, could easily be split into two separate, self-contained parts.

Kitchen, larder, porch, hall and conservatory have tiled floors, all other rooms have wooden floors.

Ground Floor

Wood-lined porch with Belfast sink and overhead shelving, separate WC with more shelving. Kitchen/ dining room, with a Rayburn (Scotland's answer to the Aga) with tile backing and mantelpiece. This stove provides domestic hot water for the property, and heats kitchen and dining area. It is oil-fired at present but could easily be converted back to solid fuel.

The kitchen has built-in wooden units and cupboards, a large ceramic double sink, Italian terracotta crudo floor, and light is provided by a south-facing window and a skylight above the entrance door. There is ample space for a dining table and chairs. A separate larder houses fridge/freezer and provides copious shelved storage space.

A west-facing door leads to a small sitting room with a south-facing window and a tiled fireplace surrounding a Morsø solid fuel stove.

A semi-glazed door leads to a hall with external door, under-stairs cupboard, and a bathroom with a large cast-iron bathtub with garden view, separate shower, WC, wash hand basin and in-built storage.

Intermediate Floor

From the hall a short flight of stairs leads to a study with a large east-facing window. This room could be used as an additional bedroom, dressing room or nursery, or could be converted to an en-suite bathroom for the adjoining double bedroom, which also has a large east-facing window into the garden.

Glazed doors lead from the bedroom and study to a west-facing, conservatory with a solid fuel stove, and from there to a sheltered, outdoor seating area.

There is a spacious loft above the study and bedroom accessible via a hatch on the landing.

First Floor

The first floor is reached via a short wooden staircase from the landing outside the study. At the top of the stairs there is an internal balcony with a large, west-facing skylight and shelved storage, overlooking the conservatory There is ample space for a home office.

Opposite the balcony is a single bedroom with an east-facing sky-light, shelving and a small, built-in wardrobe. It is used as a store at present. This room could be converted to an additional bathroom. Next to it is a built-in, shelved linen cupboard.

A door leads to a small sitting area with a separate double bedroom on either side; all have south-facing skylights.

Central Heating

All bedrooms, study, bathroom, and extension hallway are fitted with radiators; heating for these is provided by an oil-fired boiler (see below) with automatic and manual timing controls in the kitchen.

Outbuildings

There are three stone-built outhouses, and a large timber-clad shed with lean-to greenhouse; all have electricity supplies, and one houses the oil tank.

Garden

The house sits in ca. 0.25 hectare garden ground; both this and the house have been decrofted (see below). The garden provides shelter and privacy, and has its own microclimate, several degrees warmer than the open countryside

Croft (Please see croft map)

Lea Gardens is situated in a 3.2 hectare (7.7 acre) croft ("Westerfield", no. 882/033).

The tenancy of this croft is included in the Lea Gardens sale Crofting tenancies tend to be for life and the crofter/tenant has the right to pass on this tenancy to an individual of their choice, i.e., their descendants, spouse etc., who in turn have the right to occupy the croft for life. It is extremely rare for a crofting tenancy to be terminated by a landowner and can only happen following non-compliance with statutory conditions, such as non-payment of rent. There is also substantial protection for tenants under Scottish Crofting legislation. Croft tenants are entitled to a wide range of government grants.

The tenant of a croft has the right to purchase the tenancy of their croft for fifteen times the annual rent, and to become what is known as the owner-occupier. In the case of Lea Gardens (Westerfield) this rent is £35.00 (thirty five) per annum at present.

For further information please see:

<https://www.crofting.scotland.gov.uk/acquiring-a-croft>

Please also see below, under **Offers**.

The croft land consists of rough and improved grazing, paddocks, hay/wildflower meadow, and c.1.25 hectares of shelterbelt, woodland, and a range of ornamental plantings, including different habitats, a pond, raised beds, mixed borders, rhododendron glades, phytogeographic plantings, vegetable plot, propagation and lining out areas etc.

The croft also has a 40.5 hectare share in the common grazing of the Tresta & Gardens Estate, which amounts to a right to keep up to 50 sheep. There is also a crofter's right to cut peats for fuel

Lea Gardens Business

Lea Gardens was run as a business from the early 1980s until our retirement in 2019. The business consisted of an ornamental plant nursery, advisory and consultancy service, educational facility, garden open to the public, as well as landscaping services and sub-contracting, providing full-time, part-time and seasonal employment for up to 5 individuals.

Please note that grants for business expansions and diversifications are available from a variety of Shetland/Scotland-based funding bodies, subject to the appropriate planning consents, e.g:

<http://www.findbusinesssupport.gov.scot/>

<http://www.bgateway.com/>

Lea Gardens Self-sufficiency

Full utilisation of Lea Gardens land provides self-sufficiency in outdoor vegetables and soft fruit, eggs, milk, lamb, mutton, and goat meat, wool, as well as some fuel (peat and wood).

Plant Collection

The plant collection now consists of ca. 1,700 taxa, including many rarities, e.g. *Bulbinella rossii* from the sub-Antarctic Islands.. The collection is unique in the context of the British Isles, being the only one with an emphasis on plants capable of thriving in one of the most challenging climates on the planet.

Many trees and shrubs have been sourced from areas such as southern Chile and Tierra del Fuego, southern New Zealand, the “pan handle” of Alaska, southern Iceland, and western Norway,

This means that Lea Gardens plants cater for gardeners who are not well served by the horticultural industry of this country. The plant collection has vast potential, i.e., the supply of plants to gardeners in similar climates, such as Orkney, the Hebrides, western Ireland etc.

Location and Services

The village of Tresta is situated on the edge of a “voe” – from the Norwegian for a small fjord – which is comparatively sheltered from the open sea to the south and west. There is a pier and landing slip nearby; and a boating and fishing club.

A main road, the A971, is at the foot of the croft, and a daily bus service connects to Shetland’s capital Lerwick, 13 miles away to the east, and to the village of Bixter, 2 miles to the west. Bixter has a shop with post office and fuel pumps, a doctor’s surgery, a veterinary surgeon, and a garage.

A Primary and Junior High School is situated in the village of Aith, 5 miles away to the north. Buses to this school, and to the Anderson High School in Lerwick, are provided by the Shetland Islands Council Education Department.

The following link provides useful information on living and working in Shetland:

<http://www.shetland.org/life>

Offers

Offers accepted over £225,000

This sum includes:

- **£180,000 estimated mortgage value of dwelling, garden ground of ca. 0.25hectare, and outhouses (surveyor's reports and certificate available on application)**
- **£35,000 for crofting tenancy (surveyor's letter available on application); fixed price**
- **£10,000 for plant collection on ca. 1.25 hectares; fixed price**

Please note: land subject to crofting legislation and plant collection are not eligible for mortgage lending, and alternative sources of finance are needed.

For expressions of interest and further information, single survey (home) report, energy performance certificates etc., please contact:

leagardens@tiscali.co.uk