



Cleaton House, Westray, Orkney, KW17 2DB Offers In The Region Of £450,000

K Allan Properties are delighted to bring this grand, period property to the market for sale.

Cleaton House is believed to date back to the 1840's when Sir James Stewart the 7th of Brough commissioned it as a 'mansion house'. Sir James Stewart was a descendant of James V of Scotland, through a direct line, from the King's illegitimate son Robert Stewart, Earl of Orkney, meaning there is an accurate link to Royalty within this property. The property has, over the years, been a manse, retirement home, hotel, bar, and restaurant and it is presently brought to the market as a currently occupied family home. It's potential for full or partial commercial use (hotel, b&b, bar, restaurant etc.) cannot be underestimated for those who seek a 'lifestyle' or full-time business opportunity.

The property currently presents itself as an substantial, eight bedroom, family home, in a spectacular setting, on the coast of Westray. With outstanding views across the Bay of Cleat and surrounding farmland, it is beautifully positioned. The property has retained many of its original features throughout, although it has been modernised to maintain a high standard of living. Comprising of a formal living room and dining room to the front of the property, with a spacious catering style kitchen to the rear of the formal dining room. Also on the ground floor level is a grand, master suite, which has a spectacular en-suite bathroom. To the rear of the property on the ground floor level sits a bar with games room, laundry room, pantry and several toilet areas which were required when in commercial use. On the second-floor level there are a further 4 en-suite bedrooms to the front of the property with a 2-bedroom wing positioned to the rear, with a bathroom and kitchen area. On the third floor there is another en-suite bedroom. Every room in the property benefits from a spectacular sea view.

Westray is one of the Orkney North Isles, which is connected to mainland Orkney by a roll-on-roll-off ferry service and a scheduled air service. Westray benefits from a high level of local amenities. These include a Junior High School, which caters from Nursery age, up to 16 years old. (www.westrayjuniorhighschool.co.uk). There are several local shops with a local butcher and fishmonger, baker, post office, swimming pool, golf course, hotel, B&B's, restaurant/bar, chip shop, campsite, and café. Westray coped extremely well during the pandemic.

ENTRANCE HALL

When entering the property, it becomes clear that you are stepping into something unique. Cleaton House has a dual, main entrance doorway, with a large window allowing natural light to flow beautifully throughout the ground floor level. This area is neutrally decorated with a traditional tiled floor which is more than likely one of the many original features on display throughout the property. The entrance hall leads onto a spacious hallway. The hallway is neutrally decorated with a traditional, tiled flooring, which flows throughout the lower-level hallway and provides access to the stairwell, living room and dining room.

FORMAL LIVING ROOM

The formal living room is positioned on the ground floor level at the front of the property. This room offers a luxurious, standard of formal living. Unique crafted cornice, Coalbrookdale multi fuel stove in a solid wood mantle with flag stone hearth, The room has mahogany effect flooring and two large windows with solid wood, original shutters.

FORMAL DINING ROOM

The formal dining room is positioned to the front of the property with large, dual aspect windows with shutters. Neutrally decorated with traditional cornice and solid wood mantle, flag stone hearth and tiled fire surround. Proudly positioned over the fireplace is the Stewart crest. There is access into the kitchen from the dining room.

GRAND STAIRCASE

Positioned centrally in the property, on the ground floor level is a hall with a grand staircase. The hall provides access into the rear hall and ground floor bedroom suite. Neutrally decorated with traditional tiled flooring which flows from the entrance hall area.

GROUND FLOOR BEDROOM SUITE

Centrally positioned in the property is a neutrally decorated, spacious bedroom suite with an impressive en-suite. The suite also benefits from a modern, air-to-air heating system. The traditional bathroom suite comprises of a walk-in shower, bath, solid wood sink unit and a traditional toilet. The room is fully tiled.

KITCHEN/PANTRY

Positioned alongside the formal dining room is a spacious kitchen. Equipped with a high standard of stainless-steel, commercial kitchen equipment. The pantry is positioned alongside the kitchen with wrap around shelving and space for several fridges and freezers. There is a door out to the garden from the pantry.

LAUNDRY ROOM

Situated to the rear of the property is a large laundry room. Space and plumbing for several appliances along with twin, Belfast sinks and a large storage cupboard. Positioned in the laundry room is the oil-fired central heating boiler together with two newly installed hot water tanks which

benefit from low-cost electric heating as well as being heated by the boiler.

THE BAR/GAMES ROOM

The grand games room is positioned, overlooking the sea at the rear of the property. The spacious room has exposed beams throughout, a stone chimney wall with multi fuel stove and flag stone hearth, along with a solid wood bar and flooring. The area also benefits from the addition of a modern, air-to-air heating system. To the rear of the bar is a storage room. An external porch provides access from the bar to the side of the property. Positioned close to the bar are male and female toilets. The bar is presently licensed (although not currently operating) and contains all of the equipment necessary to reinstate a commercial bar.

UPPER LEVEL

SELF CONTAINED WING

Positioned to the rear of the property on the second-floor level is a 2-bedroom, self-contained wing. With 2 double bedrooms, a kitchen area with beech base and wall units, a modern style bathroom, and a private staircase along with a door connecting to the main house area, this area can be incorporated as part of the property or self-contained. This area is neutrally decorated throughout.

TOP LANDING

Overlooking the grand staircase and providing access to four en-suite bedrooms and the loft space which has another en-suite bedroom.

BIS GEO - BEDROOM SUITE

Positioned to the rear of the property with dual aspect windows, capturing the breath-taking, sea views towards Cleat Bay. The en-suite bathroom has a white three-piece bathroom suite, comprising of a bath, overhead shower, w/c and pedestal sink. The walls have shower proof panels.

MONIVEY - BEDROOM SUITE

Monivey is a spacious bedroom suite which is positioned to the front of the property with dual aspect windows. Traditional features include what is thought to be original shutters and cornice. The en-suite bathroom comprises of a white, three-piece bathroom suite. Bath with overhead shower, w/c and pedestal sink.

RUSSETAING - BEDROOM SUITE

Positioned to the rear of the property is another neutrally decorated bedroom suite with what is thought to be original cornice and window shutters on display. The en-suite bathroom comprises of a white, three-piece bathroom suite. Bath with overhead shower, w/c and pedestal sink.

VOLDIGARTH SUITE WITH LIVING ROOM

Positioned to the front of the property with dual aspect windows is a living room for this private suite. Neutrally decorated with traditional woodwork and cornice. Positioned alongside the living room is the bedroom and en-suite. The en-suite bathroom comprises of a white, three-piece bathroom suite. Bath with overhead shower, w/c and pedestal sink.

THIRD FLOOR

QUOYGREW SUITE

The Quoygrew bedroom suite is positioned on the third floor of the property, with spectacular, sea views from the dormer window. The neutrally decorated bedroom has an en-suite shower room comprising of a w/c, pedestal sink and shower enclosure.

GARDEN / DRIVEWAY AND INCLUDED LAND

The estate is entered through a traditional stone-built pillar entrance. The tarmac driveway and large parking area provide a minimal maintenance driveway. The garden which lays to the front of the property is mainly laid to lawn with a French bowls potting area. To the side of the property there is an enclosed large garden with a log cabin which is currently set up for dogs. To the rear of the property lays a small paddock with arable land. With the correct permissions in place this could be used as something that may compliment the property. The current owners have considered a campsite or perhaps a building plot overlooking the sea. There are possibilities subject to the relevant permissions.

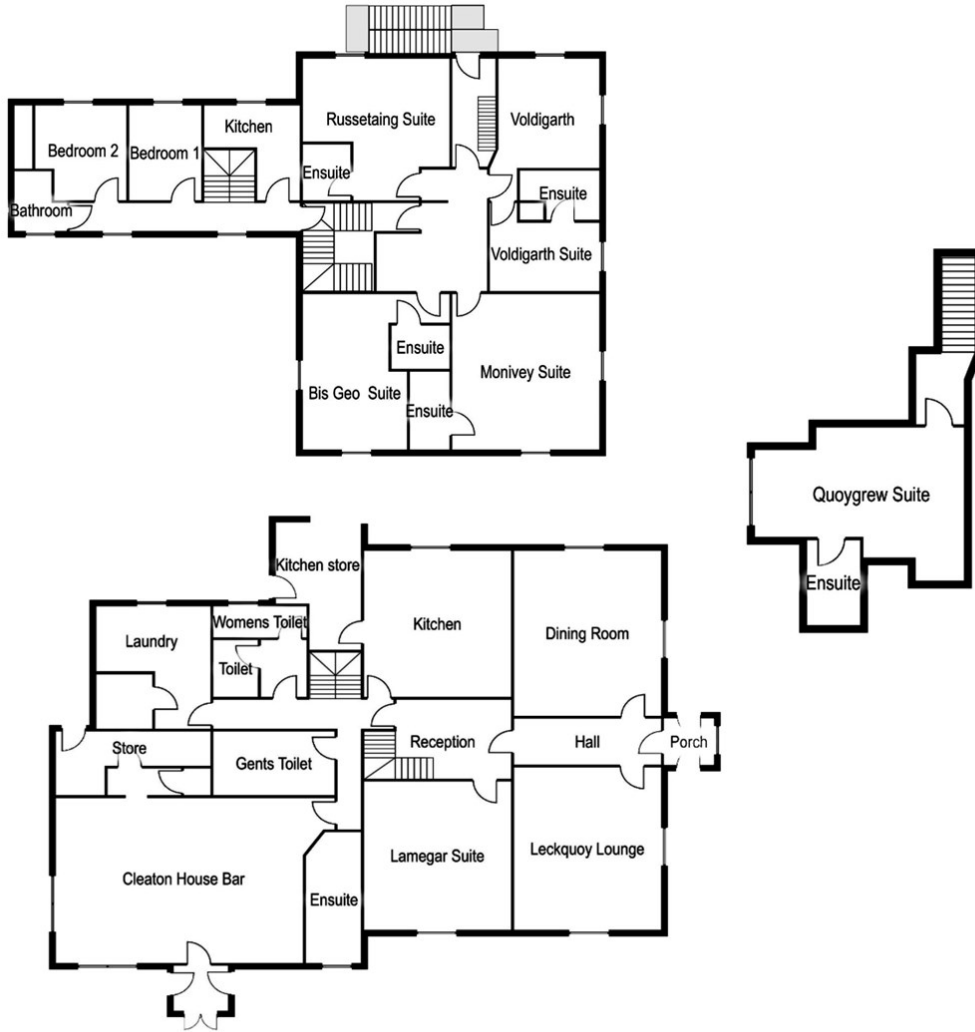
ADDITIONAL INFORMATION

Heating - Oil central heating

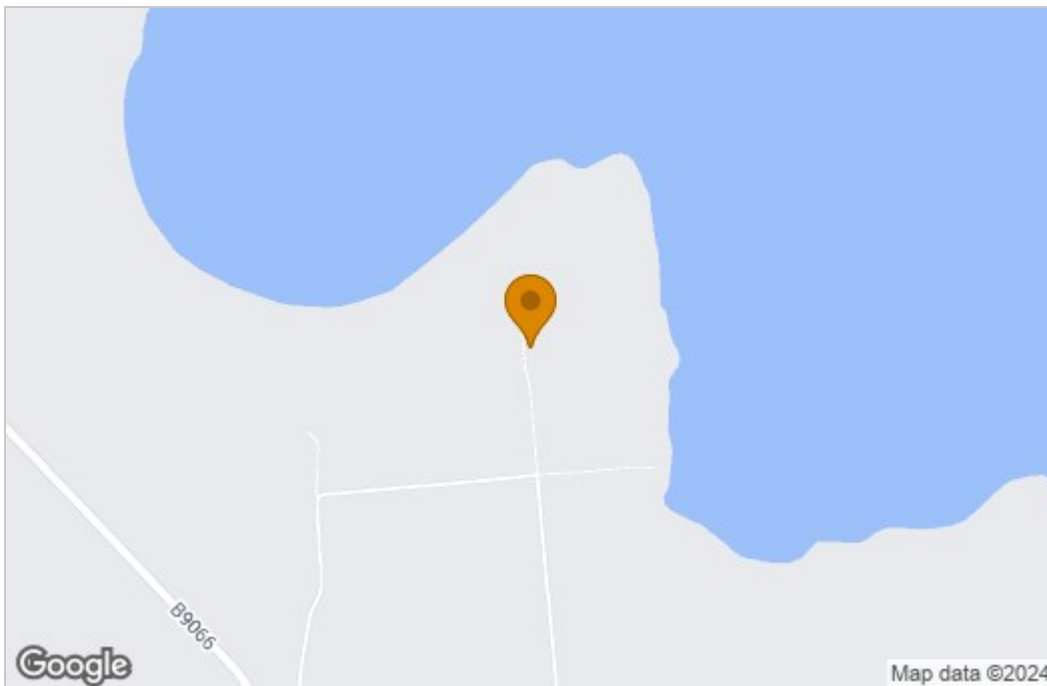
Council Tax Band - Band D domestic at present

Licensed premises


Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC 	

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