



Offers over £275,000

Old School House  
South Ronaldsay, KW17 2RN

Harcus.





**Offered for sale is this spacious three bedroom detached house with outbuildings and large grounds including a walled garden.**

**Old School House has been recently renovated to a high standard whilst retaining some original character features.**

Situated in a lovely rural location and enjoying wonderful views over the surrounding farmland and onwards to the Pentland Firth.

Accommodation comprises of Entrance Porch, Hallway, Living room, Kitchen/Dining room, Utility room and Bathroom on the ground floor with a Landing, three Bedrooms, one with an En-suite, and a shared Bathroom with a shower on the upper floor. Separate staircase to the large floored attic.

 **3 bedrooms**

 **3 bathrooms**

 **1 Public room**



Entrance Porch

### Entrance Porch

5.43m x 1.84m (17ft 9" x 6ft)

With vinyl flooring and windows framing the views on offer to the sea.

### Hallway

Spacious hallway with vinyl flooring and a carpeted staircase leading to the upper accommodation. Under stair cupboard.



Hallway



## Living room

4.51m x 3.42m (14ft 9" x 11ft 2")

Beautiful bright and welcoming room with views over the garden and beyond. With vinyl flooring and tasteful neutral decor. Air source heating unit.





### **Kitchen/Dining room**

4.51m x 3.54m (14ft 9" x 11ft 7")

Spacious dining kitchen fitted with a range of quality units and composite worktops and splashback. Integrated double eye level oven, hob with an extractor hood, dishwasher, fridge and a freezer. A walk-in pantry offers additional storage. Ample space for a large table and chairs. Vinyl flooring. Air source heating unit.



Kitchen/Dining room



Utility room

### Utility room

2.82m x 2.25m (9ft 3" x 7ft 4")

Fitted with a range of quality units with a composite worktop and draining board. Plumbed for a washing machine and a drier. Window looking out to the rear. Vinyl flooring.

### Bathroom

3.33m x 1.53m (10ft 11" x 5ft)

Comprising of a bath with shower attachment, W.C. and a wash hand basin fitted into a vanity unit. Tiled flooring. Heated towel rail and a fan heater.



Bathroom



## Landing

The staircase leads to the upper landing with vinyl flooring and a window to the rear. Staircase to the large floored attic.

## Bedroom 1

4.56m x 3.59m (14ft 11" x 11ft 9")

This large double bedroom is carpeted and with neutral neutral décor. Original fireplace set on a flagstone hearth with a cast iron fireback and tiled inserts. Shelved cupboard. Air source heating unit.

## En-suite Shower room

2.90m x 1.22m (12ft 9" x 4ft)

Comprising of a shower and a W.C. and wash hand basin fitted into a vanity unit. Lined with wetwall. Extractor fan. Heated towel rail.



En-suite

Bedroom 1





## Bedroom 2

4.56m x 3.68m (14ft 11" x 12ft)

This well proportioned double bedroom has a window to the front and one to the side enjoying the views.

Carpeted and with matching elegant decor.

Decorative fire surround. Built-in wardrobe. Air source heating unit.



Bedroom 2

### Shower room

2.15m x 1.18m (7ft x 3ft 10")

Well appointed shower room fitted with a shower, W.C and a wash hand basin. Lined with wetwall. Extractor fan. Heated towel rail.



Shower room

### Bedroom 3

3.24m x 2.29m (10ft 7" x 7ft 6")

This charming bedroom is carpeted and has a window looking out to the front of the property. Panel heater.



Bedroom 3





### **Garage**

7m x 4m (22ft 11" x 13ft 1")

### **Outbuildings**

8m x 4m (26ft 3" x 13ft 1")

6m x 3m (19ft 8" x 9ft 10") approximate

A gravelled track leads to the property with a large parking area suitable for several cars. The grounds are mainly laid to lawn and there is a walled garden (25m x 25m) to the side providing an excellent space for someone looking to grow their own vegetables etc. The property also boasts an original well.





The Old School House has wooden single glazed windows & air source heating.

## Services

Mains services, Private Septic tank

## Council Tax

Band C. This may be reassessed when the property is sold.

## Energy Performance Rating

Band F

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings, blinds, light fittings and most furniture are included in the sale.

## Price

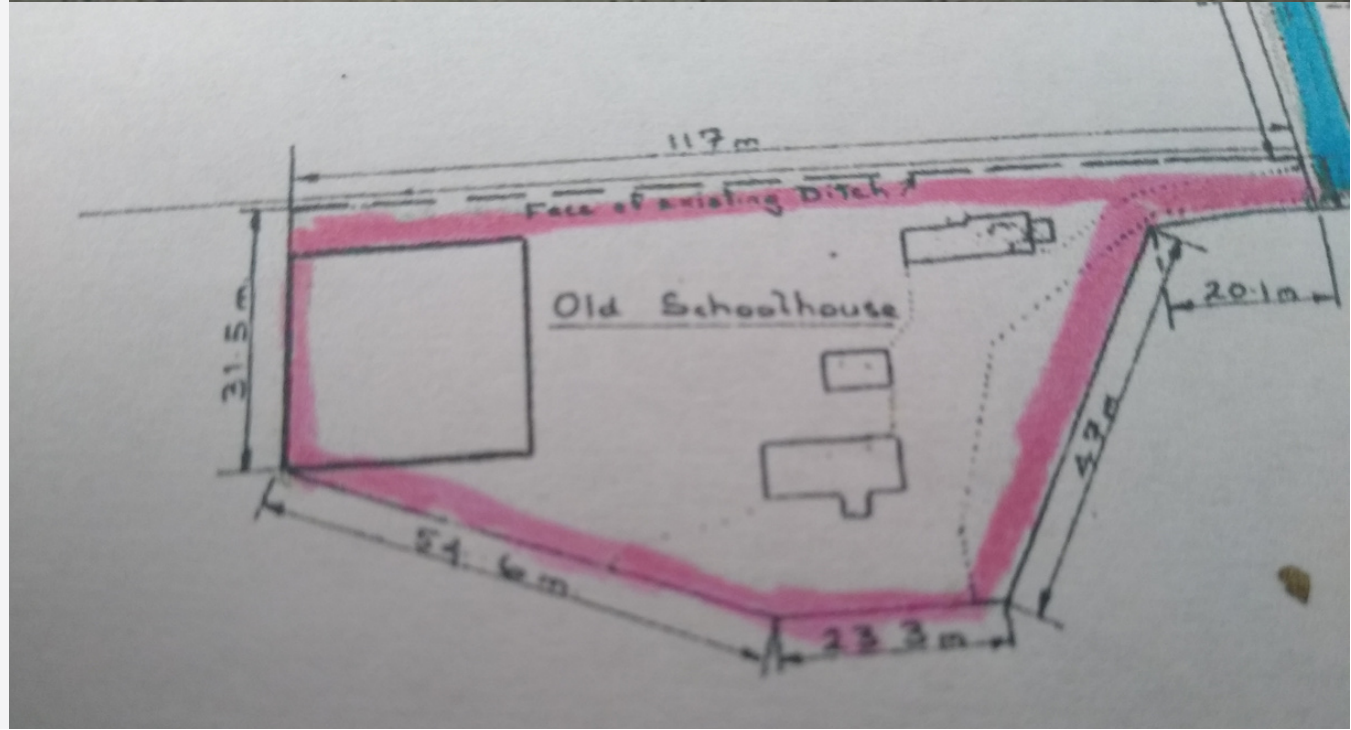
Offers over £275,000

## Interested parties

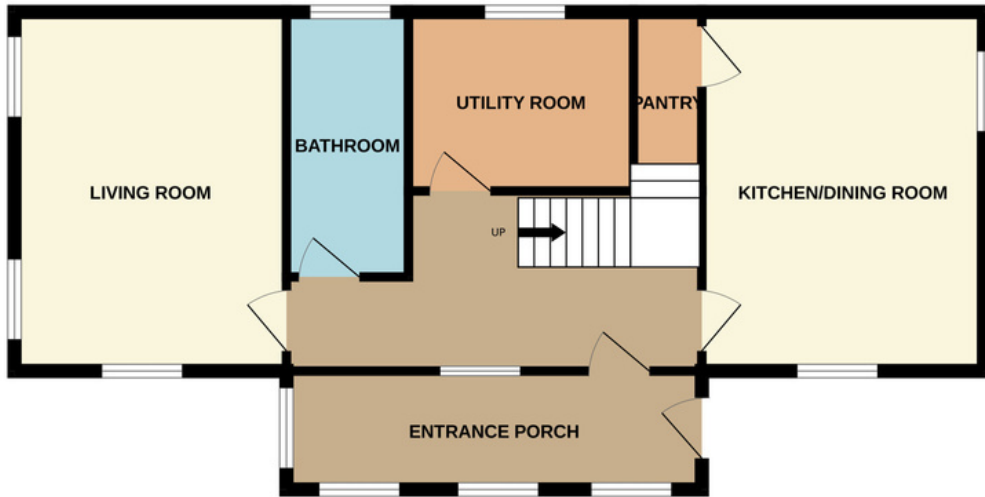
Please note your interest to Harcus Law.

## Offers

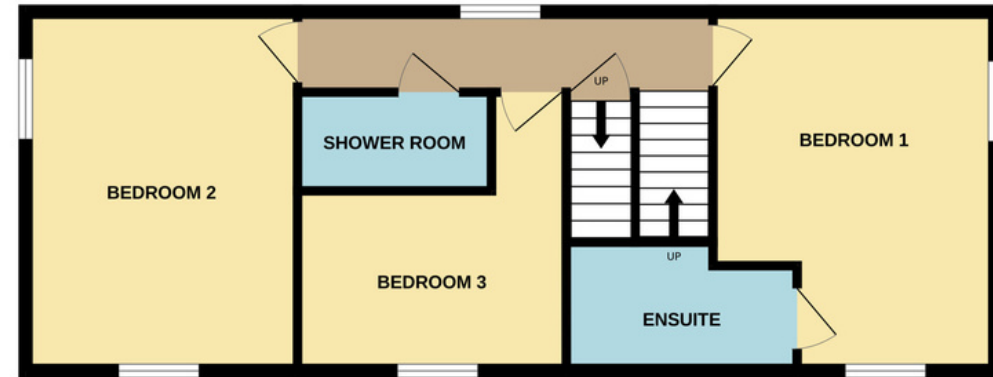
Written offers should be submitted to Harcus Law



# Floorplan



Ground floor



Upper floor





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## Arrange a viewing

### Contact us

Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

Opening hours:  
Monday to Friday 09:00 - 17:00  
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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