



Offers over £385,000

Meadowbank  
Cauldham Road, Stromness, KW16 3LL

Harcus.





**Beautifully presented and tastefully modernised four bedroom dwellinghouse situated in a charming, tranquil setting, surrounded by farmland. The property is set in approximately 3 acres of mature grounds with a garage and a summer house.**

The original stone cottage has been modernised and extended over the years to provide an entrance porch, living room/dining room, a modern fitted kitchen, utility room, four bedrooms, bathroom, W.C. and a rear porch.

Viewing is highly recommended to fully appreciate the accommodation and setting of this property.

 4 bedrooms

 2 bathrooms

 1 Public room



### **Entrance Porch**

3.54m x 2.03m (11ft 7" x 6ft 7")

With a flagstone floor and windows to the front.

### **Hallway**

Spacious hallway which is carpeted and offers access to all the accommodation. Walk-in shelved cupboard. Radiator.

### **W.C.**

1.97m x 0.92m (6ft 5" x 3ft)

Fitted with a W.C. and a wash hand basin. Vinyl flooring and an extractor fan.

### **Utility room**

1.72m x 1.44m (5ft 7" x 4ft 8")

Plumbed for a washing machine and a drier. Wall units along with two cupboards and a further cupboard housing the oil boiler.

### **Rear Porch**

2.19m x 1.25m (7ft 2" x 4ft 1")

With an external door to the side of the property.



Entrance Porch



### Living room/Dining room

8.38m x 4.18m (27ft 5" x 13ft 8")

Charming and welcoming living room with an exposed stone wall and a multi fuel stove inset on a raised stone hearth. Carpeted and with neutral decor. The dining area has vinyl flooring and a beautiful feature wall.

Three windows to the front, two to the rear and one to the side providing a wonderful flow of natural light. Two radiators.





## Kitchen

4.76m x 3.25m (15ft 7" x 10ft 8")

Newly fitted with a range of quality units and worktops. Integrated oven, 5 burner gas hob with an extractor hood and a dishwasher. Space for a fridge freezer. Vinyl flooring and with exposed beams to the roof with velux windows flooding the space with light.





### Bedroom 1

4.97m x 3.78m (16ft 3" x 12ft 4") at most

This spacious double bedroom is situated to the rear of the property and is carpeted and with warm feature walls. Radiator.



Bedroom 1



## Bedroom 2

4.86m x 3.60m (15ft 11" x 11ft 9")

This large double bedroom is carpeted and with neutral décor. Built-in wardrobes with hanging rails and shelving. Window to the front and one to the side. Radiator.



Bedroom 2



### Bedroom 3

3.60m x 3.12m (11ft 9" x 10ft 2")

This well proportioned double bedroom has a window to the side enjoying the views. Carpeted and with co-ordinating warm decor. Ample space for freestanding furniture. Radiator.



Bedroom 3

### Bedroom 4

3.77m x 3.61m (12ft 4" x 11ft 10")

Inviting spacious double bedroom, carpeted and fitted with wardrobes providing excellent storage. Window to the side. Radiator.



## Bathroom

4.35m x 2.53m (14ft 3" x 8ft 3")

Well appointed bathroom fitted with a shower, bath, bidet, W.C and a wash hand basin. Vinyl flooring and two modesty glazed windows. Radiator.





### **Garage**

10.90m x 4.99m (35ft 9" x 16ft 4")

With an up and over electric door, power and lighting.  
Dog run to the rear.

### **Summer house**

5.86m x 3.54m (19ft 2" x 11ft 7")

Offering a lovely space to sit, relax and enjoy the  
wildlife and views on offer.

A gravelled driveway circles the property with a large  
parking area. The land extends to approximately 3  
acres and is mostly laid to grass. To the side of the  
property is a walled garden with raised vegetable  
beds.





**Meadowbank has double glazed wooden windows and oil central heating.**

## Services

Mains services, Private Septic tank

## Council Tax

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

## Energy Performance Rating

Band D

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings, blinds, curtains and light fittings are included in the sale. White goods may be available by separate negotiation.

## Price

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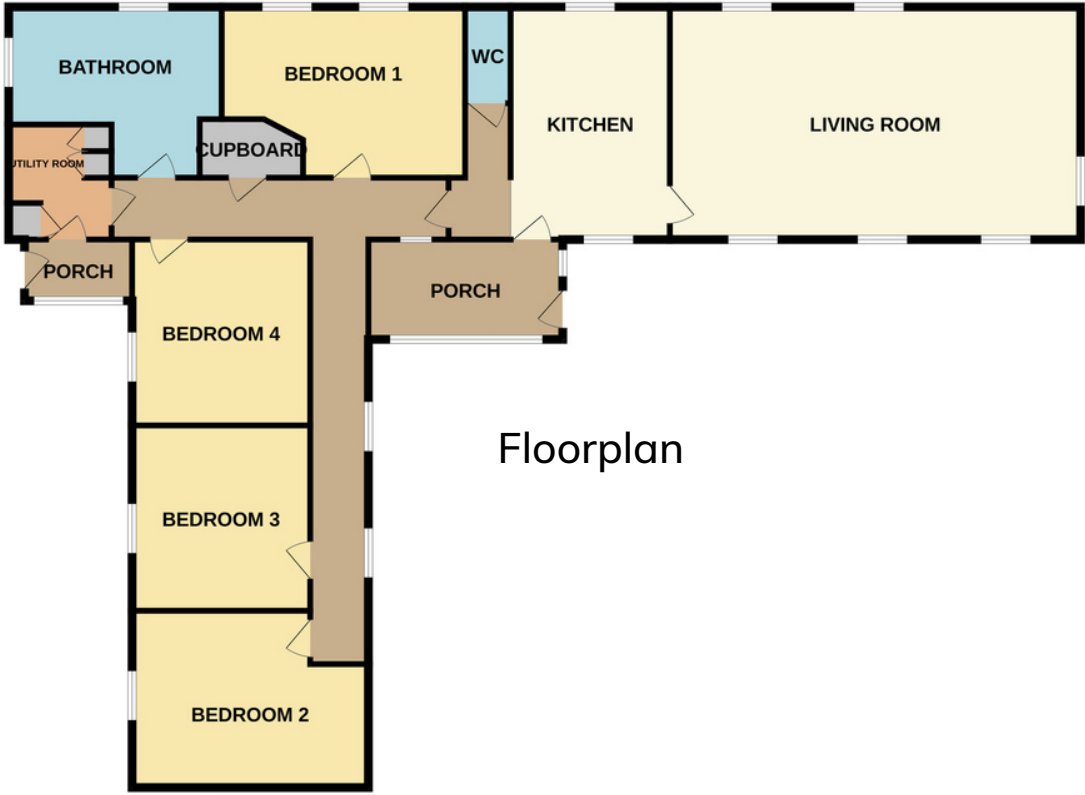
## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law





Floorplan







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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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