



Offers over £320,000

Hall of Cara  
Grimness, South Ronaldsay, KW17 2TH

Harcus.





Hall of Cara is an immaculately presented and deceptively spacious four bedroom dwelling house, recently renovated to a high standard. Situated in a quiet location and with large garden grounds extending and including the beachfront foreshore.

Hall of Cara is located a 5 minute drive from St Margaret's Hope and a 20 minute drive from Kirkwall.

Accommodation comprises of Conservatory, Hallway, Living room, Kitchen, four Bedrooms, two Shower rooms and an integral Garage with utility area.

 4 bedrooms

 2 bathrooms

 1 Public room







### Conservatory

5.94m x 2.80m (19ft 5" x 9ft 2")

This bright sun filled conservatory offers views over the garden and to the sea. Presenting an additional space for relaxation and entertaining. Vinyl flooring. Panel heater.

### Hallway

4.09m x 2.06m + 3.98m x 1.06m

(13ft 5" x 6ft 9" + 13ft x 3ft 5")

The spacious hallway offers a taste of the accommodation to follow, with engineered oak flooring, neutral decor and a staircase with rope banister leading to the upper floor. Under stair cupboard. Door to the garage. Radiator.







## Kitchen

4.02m x 1.62m + 2.23m x 1.94m  
(13ft 2" x 5ft 3" + 7ft 3" x 6ft 4")

Newly refurbished kitchen fitted with a quality run of floor units and a pantry cupboard. Wood worktops with a Belfast sink. Integrated electric Rangemaster with an extractor hood, dishwasher and a fridge. Opening into the living room. Radiator.







### Living room

6.60m x 4.51m (21ft 7" x 14ft 9")

Beautifully presented living room with two windows to the rear and a large picture window to the side enjoying the stunning views over the beach to the sea. Engineered oak flooring and neutral decor. Television and a telephone point. Two radiators.









### Bedroom 3

3.93m x 2.73m (12ft 10" x 8ft 11")

This double bedroom looks out to the rear of the property. Engineered oak flooring and with neutral decor. Two built-in wardrobe with hanging rails and shelving. Radiator. Radiator.





### Shower room

2.04m x 2m (6ft 8" x 6ft 6")

Well appointed shower room fitted with a large shower, W.C. and a wash hand basin both fitted into vanity units. Illuminated mirror with bluetooth speaker. Modesty glazed window. Heated towel rail.



### Bedroom 4

2.96m x 2.90m (9ft 8" x 9ft 6")

This bedroom is situated to the front and has engineered oak flooring. Floor to ceiling book shelving. Radiator.





### Bedroom 1

3.98m x 3.77m (13ft x 12ft 4")

Spacious carpeted double bedroom with a window enjoying the exquisite view to the sea and a velux roof light to the rear of the property. Ample space for freestanding furniture. Two accesses to the eaves. Television point. Radiator.







### **Bedroom 2**

3.98m x 2.87m (13ft x 9ft 5")

This double bedroom has a built-in wardrobe along with built-in storage to the eaves providing excellent storage. Carpeted and with neutral decor. Radiator.

### **Shower room**

1.90m x 1.64m (6ft 2" x 5ft 4")

Well appointed shower room comprising of a shower, W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring and an illuminated mirror. Heated towel rail.







### **Garage**

6.59m x 3.90m (21ft 7" x 12ft 9")

Integral garage with an up and over electric door, power and lighting. The garage also incorporates a utility area with plumbing for a washing machine.

### **Shed**

4.84m x 3.45m (15ft 10" x 11ft 3")

With power and lighting. There is also a block built structure situated beside the shed providing additional storage.





The garden is mainly laid to lawn with flower beds and mature borders along with a small sunken patio with dry stone walls providing a sheltered spot. The land extends to the foreshore at the low water mean mark.









Hall of Cara has oil central heating and uPVC double glazed windows and doors.

## Services

Mains services, 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 and light fittings are included in the sale.

## Price

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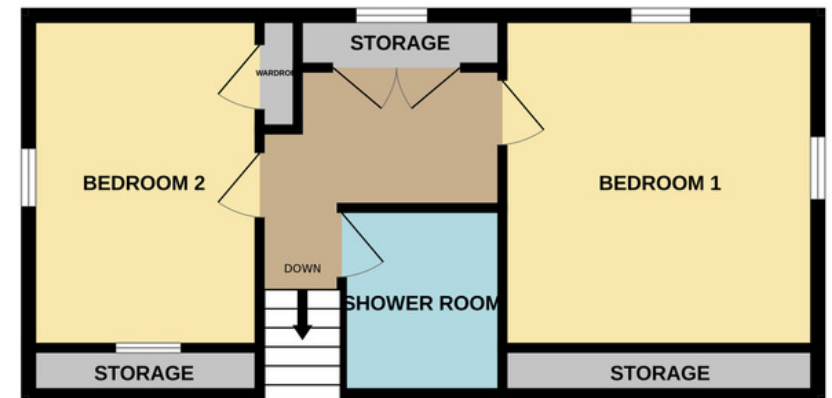
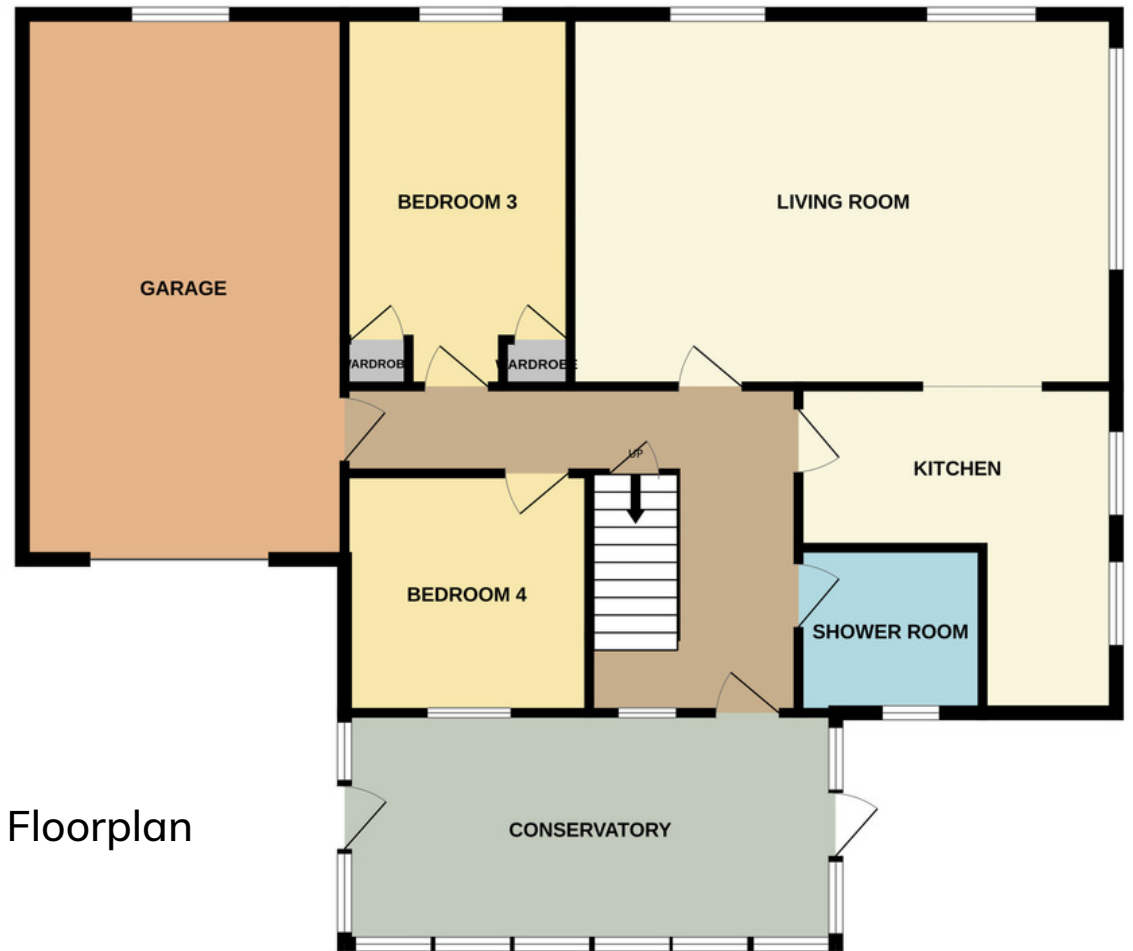
## Interested parties

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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