



Offers over £320,000


Shannon
Holm, KW17 2RY

Harcus.



Spacious five-bedroom house boasting a large sun room, creating a bright and welcoming space to relax. It also includes a detached garage with a side store and well established garden grounds. Ideally located just a short drive from Kirkwall and on the main bus route.

The property comprises Hallway, Living room, Kitchen, Utility room, Sun room, five double Bedrooms and two Shower rooms.

 **5 bedrooms**

 **2 bathrooms**

 **2 Public room**



Ground Floor

Sun room

5.75m x 5.61m (18ft 10" x 18ft 4") approx

A delightfully sunny multi functional space, perfect for family relaxation and entertaining. Klover wood pellet stove. Tiled flooring and a patio door to the garden.





Hallway

The spacious hallway features a carpeted floor, complete with a built-in shelved cupboard, under-stair storage, and an airing cupboard. Two radiators.

Utility room

2.08m x 2.04m (6ft 9" x 6ft 4")

Plumbed for a washing machine and space for additional white goods. Worktop space. Modesty glazed external door. Radiator.





Kitchen

4.10m x 3.92m (13ft 5" x 12ft 10")

This custom, handcrafted country-style kitchen features a well-designed selection of units at both floor and eye level. It offers a generous stretch of worktops, complete with a Belfast sink and a stylish tiled splashback. 6 burner gas Rangemaster with an extractor hood and an American fridge freezer are included in the sale. Tiled flooring and a window to the side.





Shower room

3.85m x 2.08m (12ft 7" x 6ft 9")

Elegant shower room fitted with a W.C. and a wash hand basin. Walk-in shower cubicle. Modesty glazed window. Radiator.

Bedroom 2

4.10m x 3.88m (13ft 5" x 12ft 8")

This double bedroom is situated to the front of the property. Carpeted and with built-in hanging rails, shelving and a vanity unit. Radiator.



Bedroom 3

3.80m x 3.31m (12ft 5" x 10ft 10")

Bedroom 4

3.80m x 2.79m (10ft 1" x 9ft 1")

Bedroom 5

4.04m x 2.32m (13ft 3" x 7ft 7")

Bedrooms 3 and 4 are located at the front of the property, while Bedroom 5 is positioned at the rear. Each room features carpeting, and built-in storage with hanging rails, and shelving. Radiators,





Upper Floor

Upper Landing

The staircase ascends to the carpeted upper landing, featuring a velux window and a desk area. Radiator.

Living room

5.13m x 5.05m (16ft 10" x 16ft 6")

Bright and inviting living room boasting a large side window and two expansive Velux windows at the rear, creating a lovely flow of natural light while beautifully showcasing the stunning views available. Radiator.





Bedroom 1

6.32m x 3.25m (20ft 8" x 10ft 8")

The generous double bedroom is carpeted and has a window to the side and a velux window to the front. Abundant space for additional freestanding bedroom furniture. Walk-in wardrobe with hanging rail and shelving. Radiator.

Shower room

2.34m x 1.71m (7ft 8" x 5ft 7") at most

Equipped with a shower along with a wash hand basin, and W.C. Velux window. Heated towel rail.





Garage

7.96m x 5.50m (26ft 1" x 18ft)

With power, lighting and a workbench.

Attached Store

5.32m x 2.41m (17ft 5" x 7ft 10")

Lined, and with power and lighting.





Outside

The front and rear gardens are laid to lawn with mature trees, bushes and shrubs. There is parking areas to the side of the property and to front of the garage. A further area of ground extends behind the garage with a drying line.

A greenhouse in need of repair attached to the side of the garage with a sheltered patio.



Shannon has uPVC double glazing and a wood pellet stove providing central heating.

Services

Mains services, Septic tank

Council Tax

Band B. This may be re-assessed when the property is sold.

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds and fridge freezer are included in the sale.

Price

Offers over £320,000

Interested parties

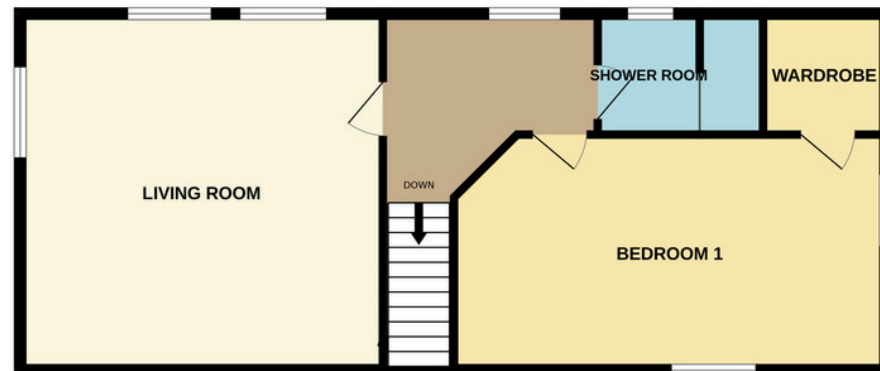
Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law



Ground Floor



Upper Floor



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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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