



Offers over £650,000

Stenigar  
Ness Road, Stromness, KW16 3DW

Harcus.





Harcus Property are proud to present to the market this historic, charming and characterful 'B' Listed property. Ideally situated in the south end on the outskirts of Stromness, boasting panoramic views over Stromness Bay to the front and the Golf Course to the rear with the Hoy Hills beyond.

Originally a boatyard in the 1800's, over the years it has underwent many adaptations. After the Second World War, the late Stanley Cursiter, painter, sculptor and director of the National Galleries of Scotland, converted and redesigned the building to a home and studio. The house still boasts the original staircase, which was situated on the outside in its former life as a boathouse, along with 18th Century doors shipped from Kirknewton House in Edinburgh and even some timbers from an old army hut.

Stenigar is approached by a chipped driveway flanked on either side by garden grounds, mainly laid to lawn with a wealth of mature trees, bushes and shrubs. There is also a large garage with workshop space.

Internally the house provides generous accommodation over two floors, which is ideal for entertaining, family living or as a bed and breakfast establishment. The property is entered through the vestibule with a shower room situated off here. The entrance hall boasts the original external staircase and wooden floor. The kitchen is fitted with an oil fired Rayburn, double eye level oven and a hob and has a utility room access from here. Also on the ground floor is a bedroom, office and a superb living room/dining room, with a large bowed bay window to the front along with a substantial conservatory to the rear, enjoying the views to the Golf Course with the Hoy Hills beyond. A further three generous sized double bedrooms are situated on the first floor, two with en-suite shower rooms, a bathroom, box room and a stupendous living room with an open fireplace and offering spectacular views to the sea from its large bowed bay window.

In addition to the main house, there is a studio apartment and two 2 bedroom self-contained apartments. The apartments have their own external access, as well as being accessed from the primary accommodation, which allows them to be utilised completely independently or used as additional accommodation for the main house.

A one bedroom cottage at the bottom of the garden is also available to purchase.

Stenigar is currently operating as a bed and breakfast establishment, with the apartments let as holiday accommodation. Situated a pleasant short walk to the picturesque heart of Stromness which boasts a wealth of independent shops and places to eat and has a regular ferry to the Scottish Mainland.

## Lower floor

### Vestibule

3.20m x 1.94m (10ft 6" x 6ft 4")

With a flagstone floor.

### Entrance Hall

6.44m x 2.63m (21ft 1" x 8ft ")

With wood flooring, beams and original outside staircase. Window to the rear. Storage heater.

### Office

2.66m x 2.09m (8ft 8" x 6ft 10")

With a window to the rear. Telephone point.

### Shower room

2.58m x 1.96m (8ft 5" x 6ft 5")

Comprising of a shower, W.C. and a wash hand basin fitted into a vanity unit. Modesty glazed window. Heated towel rail.



Entrance Hall



### **Kitchen/Diner**

6.58m x 2.91m + 3.22m x 2.40m  
(21ft 7" x 9ft 9" + 10ft 6" x 7ft 10")

Fitted with floor and eye level units and a run of worktops incorporating a breakfast bar. Oil fired Rayburn. Integrated double eye level oven and a gas hob. Ample space for a table and chairs.

### **Utility room**

3.82m x 2.44m (12ft 6" x 8ft )

Plumbed for a washing machine and a drier. Double Belfast sink. Window and an external door to the front.



## Conservatory

5.40m x 4.97m (17ft 8" x 16ft 3")

This wonderfully bright conservatory has parquet flooring and exposed stone walls. Enjoying the excellent views over the Golf Course and the Hills of Hoy. Access to a sheltered walled garden with a patio to the rear of the property.





Living room/Dining room



Bedroom 4

### Living room/Dining room

5.99m x 3.13m (19ft 7" x 10ft 3")

With a large bowed bay window to the front enjoying the views to the sea. Currently utilised as a large bedroom. Carpeted and with neutral decor and beams to the ceiling. Storage heater.

### Bedroom 4

4.98m x 3.75m (16ft 4" x 12ft 3")

Situated to the rear of the property, this spacious double bedroom is carpeted and has neutral decor. Built-in wardrobe. Storage heater.

## Upper floor

### Landing

6.41m x 2.61m (20ft 1" x 8ft 6")

The staircase leads to the upper landing with wood lined walls.

### Hallway

6.78m x 1.33m (22ft 2" x 4ft 4")

Carpeted and with a wood lined wall and a window to the rear.



Hallway



Landing



## Living room

5.54m x 4.49m + 2.76m x 1.52m  
(18ft 2" x 14ft 8" + 9ft x 4ft 11")

Exceptional living room enjoying the beautiful elevated views on offer from its large bowed bay window. Open fireplace with a stone surround providing a warm and welcoming focal point. Television point. Storage heater.



Living room

### Bedroom 1

5.62m x 4.69m (18ft 5" x 15ft 4")

This spacious bedroom has a brick fireplace and dual aspect windows. Built-in wardrobes providing excellent storage with abundant space for additional furniture. Storage heater.

### En-suite

2.04m x 1.93m (6ft 8" x 6ft 4")

Fitted with a shower, W.C. and a wash hand basin. Modesty glazed window. Heated towel rail.



En-suite

Bedroom 1

## Bedroom 2

5.39m x 4.03m (17ft 8" x 13ft 2")

This well proportioned double bedroom enjoys the beautiful views to the sea from the two windows to the front. Carpeted and with neutral decor. Built-in wardrobe. Storage heater.

## En-suite

2.04m x 1.77m (6ft 8" x 5ft 9")

With a shower, W.C. and a wash hand basin fitted into a vanity unit. Modesty glazed window. Heated towel rail.



En-suite

Bedroom 2

### Bedroom 3

4.97m x 3.74m (16ft 8" x 12ft 3")

This bedroom is situated to the rear and takes in the views to the Golf Course and the Hoy Hills beyond. Storage heater.

### Bathroom

3.19m x 1.95m (10ft 5" x 6ft 4")

With a shower over the bath, W.C. and a wash hand basin. Vinyl flooring and a large modesty glazed window. Heated towel rail.



Bathroom

Bedroom 3



## Ground Floor Two bed Apartment

### Open plan Living room/Kitchen

8.62m x 2.15m (28ft 3" x 7ft ")

The kitchen is fitted with floor and eye level units, with an integrated fridge, hob and oven. Ample space for dining and seating. Storage heater.

### Bedroom 1

3.43m x 2.97m (11ft 3" x 9ft 8")

Double bedroom, carpeted and with a window to the rear. Storage heater.

### Bedroom 2

3.09m x 1.98m (10ft 1" x 6ft 6")

Twin bedroom with a built-in wardrobe and a window to the rear.

### Shower room

1.98m x 1.95m (6ft 6" x 6ft 4")

Fitted with a shower, W.C. and a wash hand basin. Heated towel rail.



## First Floor Two Bed Apartment

### Open plan Living room/Kitchen

8.75m x 2.54m (28ft 8" x 8ft 4")

The kitchen is fitted with floor and eye level units, with an integrated fridge, hob and oven. Ample space for dining and seating. Storage heater.

### Bedroom 1

3.49m x 3m (11ft 5" x 9ft 10")

Double bedroom, carpeted and with a window to the rear. Storage heater.

### Bedroom 2

3m x 2m (9ft 10" x 6ft 6")

Twin bedroom with a built-in wardrobe. Window to the rear.

### Shower room

2.20m x 2m (7ft 2" x 6ft 6") max

Fitted with a shower, W.C. and a wash hand basin. Heated towel rail.



## Studio Apartment

### Living room/Bedroom

5.46m x 4.31m (17ft 11" x 14ft 1")

Carpeted and with neutral decor. Window and glazed external door to the front to fo the property. Built-in storage. Storage heater.

### Kitchen

3.02m x 2.72m (9ft 10" x 8ft 11")

Fitted with floor and eye level units and worktop space. Cooker point. Space for a fridge freezer. Window to the rear.

### Shower room

2.35m x 1.10m (7ft 8" x 3ft 7")

Fitted with a shower, W.C. and a wash hand basin. Heated towel rail.



## Cottage

A one bedroom cottage comprising of an open plan living room/kitchen, shower room and bedroom is located at the bottom of the garden and is also available to purchase.





## Garage

12.03m x 3.87m (39ft 5" x 12ft 8")

With an up and over vehicular door to the rear, power and lighting.

## Garden grounds

A chipped driveway leads up to the property with ample parking for several cars. The front garden is laid to lawn with mature planting and dry stone walls. A pathway leads around to the rear garden which is also laid to lawn with a sheltered patio taking in the views over the Golf Course and the Hills of Hoy.

The land extends to the low water mark on the foreshore and includes a pier and ancient slipway.



**Stenigar is a 'B' Listed Building and has electric storage heating with an oil fired Rayburn.**

**A detached one bedroom cottage is also available to purchase.**

## **Services**

Mains services

## **Council Tax**

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

## **Energy Performance Rating**

Main House - Band E

Studio and Apartments - Band D

## **Entry**

By arrangement.

## **Fittings & fixtures**

All floor coverings, curtains and light fittings are included in the sale. All items in the apartments along with the B&B equipment are also available.

## **Price**

Offers over £650,000

## **Interested parties**

Please note your interest to Harcus Law.

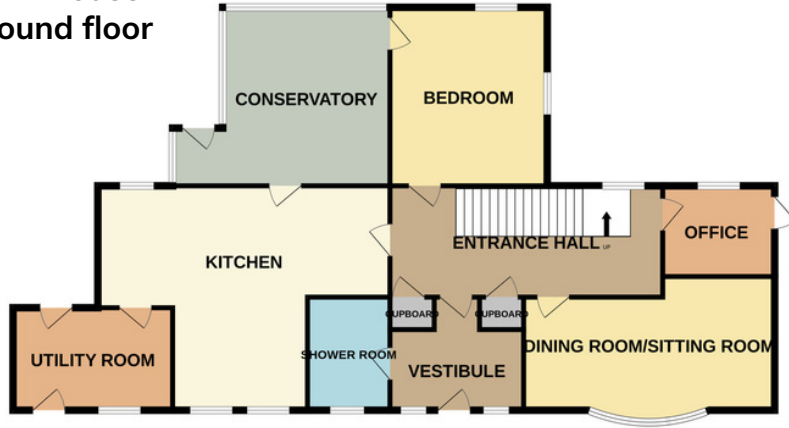
## **Offers**

Written offers should be submitted to Harcus Law

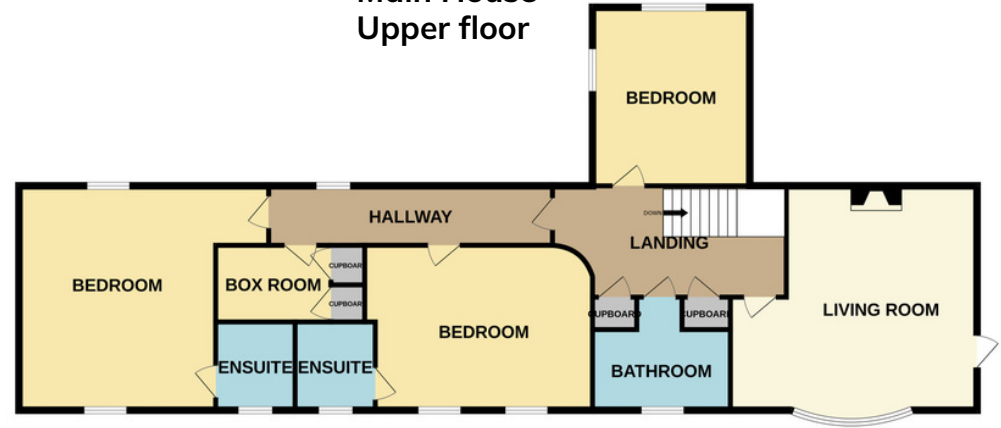


# Floorplan

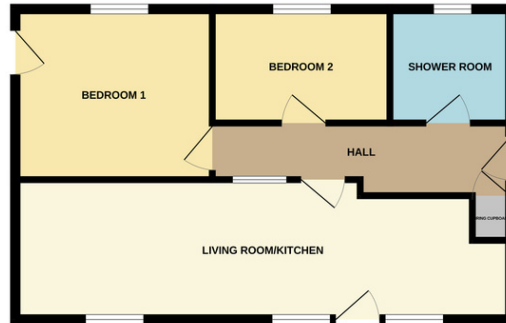
Main House  
Ground floor



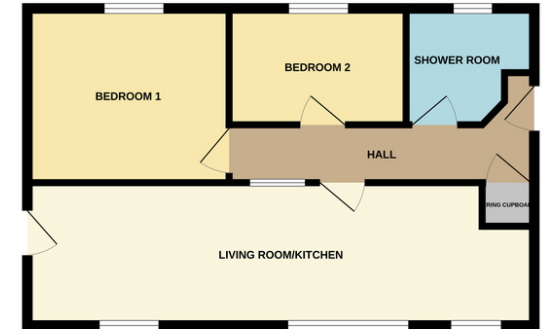
Main House  
Upper floor



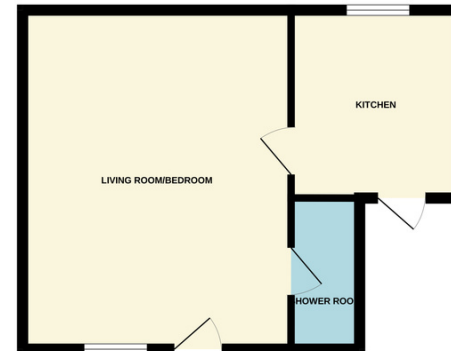
Ground Floor Apartment



Upper Floor Apartment



Studio Apartment





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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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