



# Taversoe

, Rousay, KW17 2PT

Offers Over £250,000



**VIRTUAL VIEWINGS ARE AVAILABLE**

Monster Moves are delighted to bring this beautifully positioned property to the market. Positioned on the coast of Rousay, overlooking the Orkney mainland, this property has been designed in a way that captures the view from every angle. The property is currently presenting itself as an Inn and has a bar, restaurant, 4 en-suite letting rooms along with a self contained apartment. The restaurant and letting rooms all overlook the spectacular views on display, which are all part of the unique setting that Rousay offers. The restaurant has a neutrally decorated dining room with a large window, overlooking the panoramic sea views. The kitchen is positioned centrally in the property with a dual entrance for ease at busy times. The catering kitchen is fully fitted with an industrial stainless steel kitchen and is neutrally decorated with vinyl flooring. The bar is positioned to the rear of the property and is neutrally decorated with mahogany built in seating and matching bar. The bar leads onto the reception and dining area with double doors. There are male, female and disabled toilets for guests to use. The Taversoe has 4 en-suite guest bedrooms, which are all positioned to the front of the property to capture the panoramic sea view on display. All the bedrooms are neutrally decorated and have freshly presented en-suites. The apartment is accessible from the rear of the property and is split across two levels with one bedroom, bathroom and open plan living/kitchen. The property dates back to circa 1800's and has been adapted several times over the years. The history can be found on the link below and the property was previously known as Gripps. <https://rousayremembered.com/cotafea-gripps/Rousay> has an excellent nursery and primary school. Secondary age pupils attend Kirkwall Grammar School. There is a post office, a well supplied local shop, gym, pub and restaurant, snooker hall, doctors surgery, fire station and ambulance service.



**BAR/RESTAURANT & RECEPTION** Bar 12'2" x 17'9" Restaurant 19'0" x 13'5" Recepti (Bar 3.7 x 5.4 Restaurant 5.8 x 4.1 Reception 4)

Access to the property is through the entrance porch and into the bar. The fully fitted catering kitchen is positioned with a dual entrance to the kitchen and dining room. Guest toilets to the side. The bar is cosy and well set up the dining room has a panoramic window that allows full 180 degree views where you can sit all day watching the sun pass over Mainland Orkney. A reception room is in the centre of the building and has access to the bedroom wing.

**GUEST BEDROOMS**

There are four en-suite letting bedrooms, all of which enjoy breath taking panoramic sea views with French doors out on to a decked area and access to the garden from each room. All bedrooms have solid wood freestanding furniture and fresh en-suite shower rooms with shower panel walls.

**GUEST BEDROOM 1 HUNCLETT 16'1" x 11'10" (4.9 x 3.6)**

Positioned over looking the sea view and currently lending itself as a twin, en-suite room. The en-suite bathroom has a walk in shower, shower panel walls, white wash hand basin, w/c, electric shower and stainless steal towel rail. Neutrally decorated with a stone feature, focal wallpaper and freestanding solid wood furniture.

**GUEST BEDROOM 2 LAIRO 19'0" x 11'10" (5.8 x 3.6)**

Positioned over looking the sea view and currently lending itself as a family room with a double and single bed, en-suite room. The en-suite bathroom has a quadrant shower cubical, shower panel walls, white wash hand basin, w/c, electric shower and stainless steal towel rail. Neutrally decorated with a stone feature, focal wallpaper and freestanding solid wood furniture.

**GUEST BEDROOM 3 RAMSAY 16'1" x 10'2" (4.9 x 3.1)**

Positioned over looking the sea view and currently lending itself as a double bedroom, en-suite room. The en-suite bathroom has a walk in shower, shower panel walls, white wash hand basin, w/c, electric shower and stainless steal towel rail. Neutrally decorated with a stone feature, focal wallpaper and freestanding solid wood furniture.

**GUEST BEDROOM 4 YARSO 16'1" x 7'10" (4.9 x 2.4)**

Positioned over looking the sea view and currently lending itself as a double bedroom, en-suite room. The en-suite bathroom has a double shower cubical, shower panel walls, white wash hand basin, w/c, electric shower and stainless steal towel rail. Neutrally decorated with a stone feature, focal wallpaper and freestanding solid wood furniture.

**GUEST LOUNGE 14'9" x 12'2" (4.5 x 3.7)**

Currently the guest lounge is out of action due to Covid-19 restrictions, although this room was a lovely guest lounge with seating area and a TV. There is access to the rear garden through a patio door.

**OWNERS ACCOMMODATION**

The apartment is positioned above the Inn. Accessible from the rear of the property and is split across two levels, with one bedroom, en-suite and open plan living/kitchen/dining room. The guest lounge could be a second bedroom for the apartment.

**GARDEN & DRIVEWAY**

The Taversoe is set overlooking the south and towards the Orkney Mainland. The guest bedroom suites have decked areas with their own private doors from the bedrooms. There is an area to the front of the property which is laid to lawn and has further outdoor seating. To the rear of the property is a large driveway which is laid to gravel chips and acts as parking for the Inn. There is a fully enclosed rear garden which is enclosed with walls and a garden shed.

**ADDITIONAL INFORMATION**

EPC Rating - Band G

**VIRTUAL TOUR**

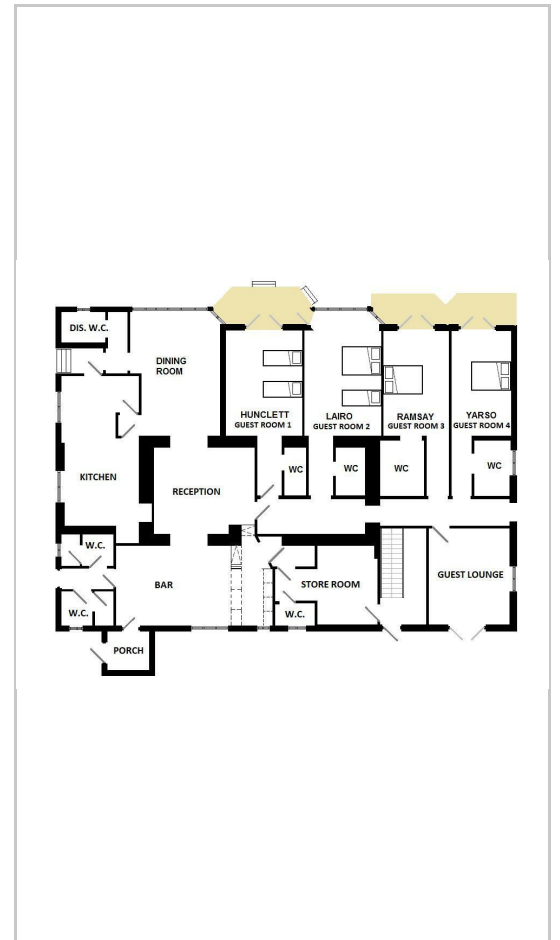
360 TOUR - <https://www.madesnappy.co.uk/tour/1g171g3c0b>

VIRTUAL TOUR - <https://youtu.be/xQbNC0YDAuI>

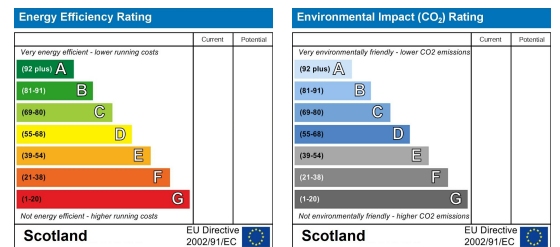
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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