



## The Royal Hotel, Longhope, Hoy, KW16 3PG

Offers Over £425,000

Welcome to The Royal Hotel, Longhope, Hoy, a magnificent manor house, offering a unique opportunity to own a piece of history. Built in 1910, this stately home spans an impressive 4,058 square feet, providing ample space for both comfortable living and entertaining, along with the option of running a thriving business opportunity.

The Grade C Listed property forms part of the esteemed Melsetter Estate, which adds to its charm and historical significance. Surrounded by the natural beauty of Orkney, residents can enjoy breathtaking sea views that create a serene and tranquil atmosphere. The village setting enhances the appeal, offering a sense of community while still providing the privacy and grandeur associated with a manor house.

The combination of its historical architecture, stunning surroundings, and spacious interiors makes this property a rare find in the market. The property is in good decorative order and has been well maintained by our client.

Whether you are seeking a family home, a holiday retreat, or an investment opportunity, The Royal Hotel presents a remarkable chance to embrace the beauty and heritage of Orkney living. This is more than just a property; it is a lifestyle waiting to be discovered.

#### HISTORY OF THE PROPERTY

In the past the Royal Hotel has hosted three former Kings, George V, Edward VIII and George VI.

#### RATEABLE VALUE

£3100 For the business rates

#### COUNCIL TAX

Council tax - Band A

#### SERVICES

Water - Mains

Electricity - Mains

Drainage - Private

Heating - Oil central heating

Listed - Grade C

#### BEST ESTATE AGENTS GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023, 2024 & 2025 for sales.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

#### OFFERS TO

K Allan Properties

Watergate

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#### DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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