



Costa School House, Evie, , KW17 2NJ

Offers Over £320,000

Costa Schoolhouse is a beautifully renovated, traditional detached property that has been thoughtfully transformed into a spacious and welcoming family home, incorporating the original schoolroom to wonderful effect. Sitting within a generous walled garden, the house enjoys open sea views across to Westray, Rousay and Eynhallow, creating a truly special island setting.

The former schoolroom now forms a striking and characterful living space, featuring a multi-fuel stove, attractive original wooden flooring and wall panelling. A useful mezzanine level overlooks the room and offers flexible additional space, ideal as a reading nook, library, home office or informal seating area.

The newly renovated dining kitchen is bright and inviting, fitted with modern units in a sympathetic traditional style. With views across the garden and out to sea, it is perfectly suited to both everyday family life and entertaining. A practical utility room lies just off the kitchen, providing additional storage and direct access to the garden.

The ground floor also includes a large, dual-aspect double bedroom, a shower room, a plant/store room and a welcoming entrance hallway, which was originally the school's main entrance.

Upstairs, there are three further double bedrooms, all enjoying wonderful outlooks and retaining original doors, along with a well-appointed family bathroom.

Outside

The spacious garden is enclosed by a traditional dry-stone wall and offers extensive lawned areas and ample parking. A useful garage/workshop provides additional storage and workspace.

Location

Costa Schoolhouse is located in the Parish of Evie, approximately 17 miles from both Kirkwall and Stromness. Evie is a thriving coastal community, known for its beautiful bay and long sandy beach, as well as its well-stocked local shop and vibrant primary school.

SERVICES

Electricity: MAINS

Water: MAINS

Drainage: SEPTIC TANK

Heating: OIL CENTRAL HEATING

MULTI-FUEL STOVE IN LIVING ROOM

LISTED BUILDING STATUS N/A

COUNCIL TAX -BAND D

EPC - BAND E

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email
info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

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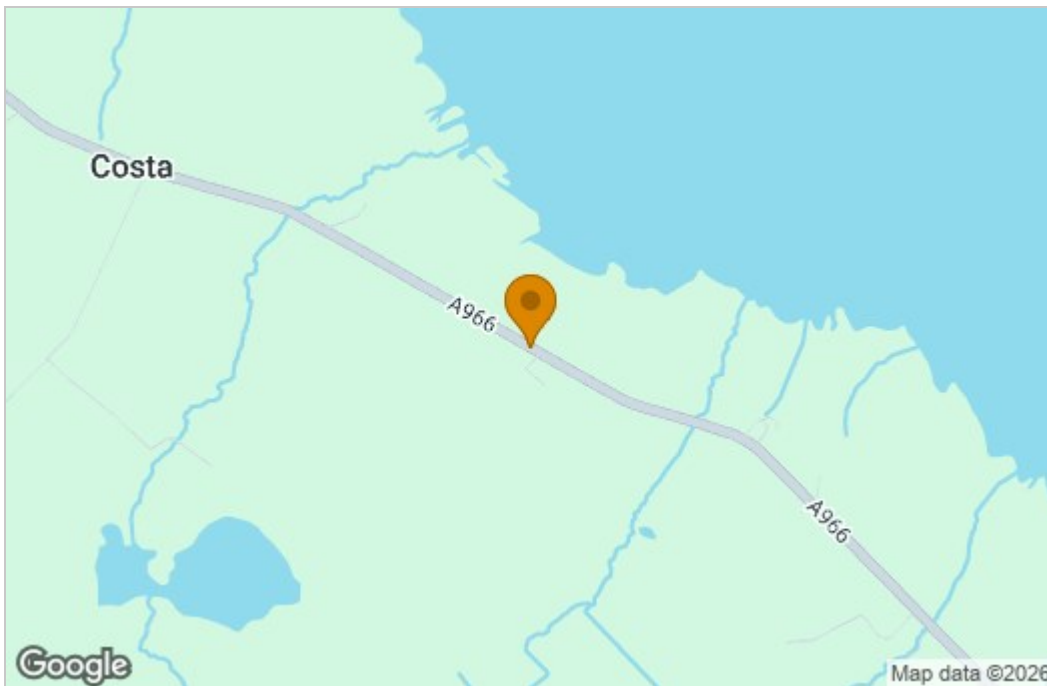
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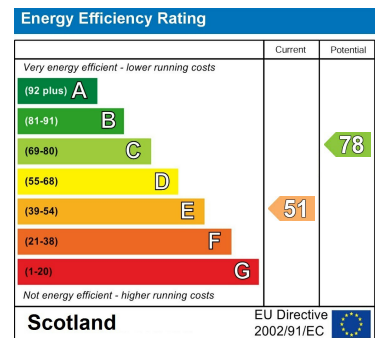
Floor Plan



Area Map



Energy Efficiency Graph



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Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>