



## Bu Hoxa, St. Margarets Hope, KW17 2TW

**Offers Over £545,000**

Bu Hoxa is an inviting, 3 bedroom family home with 2 annexes in a spectacular rural location in South Ronaldsay. This property offers a unique opportunity for those seeking a spacious family home with additional, flexible living options in a stunning location with amazing views out to Scapa Flow, Flotta and Hoy.

The characterful main house is beautifully presented, with three bedrooms including an impressive, recently completed master bedroom suite. The first annex is move-in ready, and spacious with a double ensuite bedroom and sheltered decked seating area to the rear. The second annex was a popular tearoom and has now been partly converted into living accommodation with a stunning master bedroom suite and dining room completed to an excellent standard so far.

Outside, there is a garage (approx. 3.5 x 4m), shed (approx 5 x 4m) and stable (approx 4.5 x 3.5m). There is a private, enclosed rear garden, a large front garden with gravel area and ponds, and ample parking.

Whether you envision a guest suite, a home office, multi-generational living or a creative studio, the possibilities are endless. The main house and first annex are already comfortable living spaces, while the second annex does require some renovation, allowing you to create a space that truly reflects your needs.

## MAIN HOUSE

Dual aspect, country style kitchen with island and back door to enclosed garden.

Spacious dining room with window seat

Characterful living room with feature stone fireplace and multi-fuel stove

Stunning master bedroom suite with panoramic windows, sitting area, dressing area and fully accessible ensuite bathroom

Utility room

WC

Upstairs - double and single bedroom, shower room. The landing area is currently used as a home office.

There is further development potential, subject to plans being drawn up to make a further bedroom and bathroom in an unused part of the upstairs.

## ANNEX 1

This annex can be accessed via it's own front door, or through a back door in the back garden shared with the main house.

Welcoming kitchen/living room with modern kitchen units, gas hob and windows facing out to Scapa Flow.

Bright double bedroom with built in wardrobes and ensuite shower room

Entrance porch

WC

## ANNEX 2

This building is separate to the main house and enjoys panoramic views over Scapa Flow to the Isles. Renovation work completed so far has been done to an exceptionally high standard.

Entrance porch

Boot room

Luxury bedroom suite with ensuite shower room

Dining room with glass doors leading to the garden

Commercial kitchen

Kitchen store

Ladies, gents and disabled toilets.

Large store, yet to be renovated. Could be suitable for another bedroom suite, living space, office or studio space.

## SERVICES

Electricity: MAINS

Water: MAINS

Drainage: SEPTIC TANK

Heating: OIL CENTRAL HEATING - UNDERFLOOR IN THE ANNEXES AND MASTER SUITE IN MAIN HOUSE, RADIATORS IN THE REMAINDER OF THE MAIN HOUSE  
LISTED BUILDING STATUS N/A  
COUNCIL TAX -BAND  
EPC - BAND

## 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

Kirkwall

KW15 1PD

[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## VIEWINGS FOLLOWING ACCEPTANCE OF AN OFFER

Once an offer has been accepted and the property is marked as "Under Offer", K Allan Properties will not arrange or facilitate any further viewings of the property.

Any requests for access following acceptance of an offer will be considered only where required by the terms of the concluded missives, by agreement between the seller and purchaser, or where otherwise legally necessary.

K Allan Properties reserves the right to refuse requests for additional viewings or inspections which are not required under the terms of the transaction.

## BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

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, while receiving the best customer service, we would love to help.

#### ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

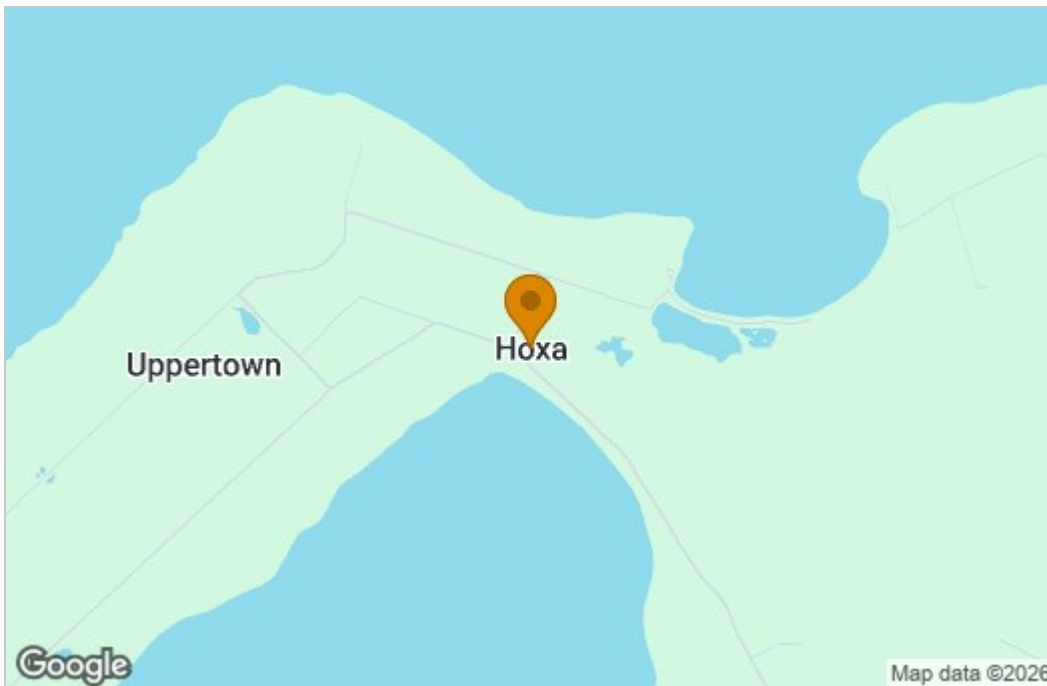
#### DISCLAIMER

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, water services or any appliances. Photographs may have been taken with a wide-angle lens.

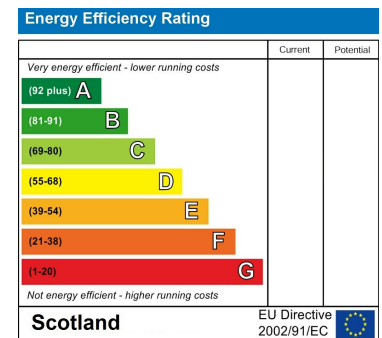
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.