

**ARDCONNEL, CRAIGIEFIELD ROAD,
ST OLA, KW15 1UJ
OFFERS OVER £350,000**



Ardconnel is a well-presented 5 bedroom dwellinghouse with 2 bedroom granny flat. The substantial property has a 4 star Visit Scotland B&B rating and enjoys a beautiful view over farmland towards Kirkwall and the sea.

Ardconnel may appeal to those seeking to offer B&B and the owners have continued to take bookings, many of which are repeat visitors. Should interested parties not wish to continue the business then the present owners will arrange for those who have booked to be accommodated elsewhere.

The property stands in good decorative order and has oil fired central heating which also feeds the granny flat.

The accommodation includes a spacious living room which enjoys a dual aspect and has a solid fuel stove. The large kitchen with dining area has a modern fitted kitchen incorporating quality base and wall cupboards, dual fuel rangemaster cooker, cooker hood, 2 integral fridges, integral dishwasher and a Quooker constant boiling water tap.

Also on the ground floor are a utility room with plumbing for a washing machine, bathroom and 2 en-suite bedrooms. There are a further 3 en-suite bedrooms on the first floor together with the landing having plumbing for a washing machine.

The granny flat is accessed from the rear courtyard through the utility room. The living room has a corner window offering sea views and the kitchen has fitted base and wall cupboards together with room for a table and chairs. The shower room has a 'wet room' style floor.

The large walled garden houses a double garage, with 2 electric sectional doors, and a store together with lawn, drying area, trees and parking for several vehicles.



ACCOMMODATION

ENTRANCE HALL – 3.34m x 2.53m + 4.9m x 1.15m

LIVING ROOM – 5.76m x 4.17m

KITCHEN – 4.55m x 3.28m + 4.21m x 3.28m

UTILITY ROOM – 2.05m x 2.45m (max)

BATHROOM – 3.28m x 1.76m

BEDROOM 4 – 5.25m x 2.92m

EN-SUITE – 2.9m x 1.45m

BEDROOM 5 – 4.07m x 3.28m

EN-SUITE – 3.28m x 1.31m

LANDING – 2.8m x 1.4m + 4.44m x 1.44m + 1.54m x 0.68m

BEDROOM 1 – 4.1m x 3.05m

EN-SUITE – 2.14m x 1.77m

BEDROOM 2 – 4.2m x 3.42m

EN-SUITE – 1.84m x 1.77m

BEDROOM 3 – 5.63m x 4.08m

EN-SUITE – 2.4m x 2.04m

GRANNY FLAT

HALL – 4.9m x 1.2m

LIVING ROOM – 4.4m x 4.02m

KITCHEN – 2.9m x 2.1m + 3.1m x 2m

SHOWER ROOM – 2.9m x 2.04m

BEDROOM 1 – 4.2m x 3.38m

BEDROOM 2 – 3m x 1.9m + 2.2m x 1m

OUTSIDE

STORE – 8.3m x 3.6m

DOUBLE GARAGE – 6.8m x 5.8m

SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band F. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING - Band D

ENTRY - By arrangement.

FIXTURES AND FITTINGS - The floor coverings are included in the sale price and many pieces of furniture are available by separate negotiation.

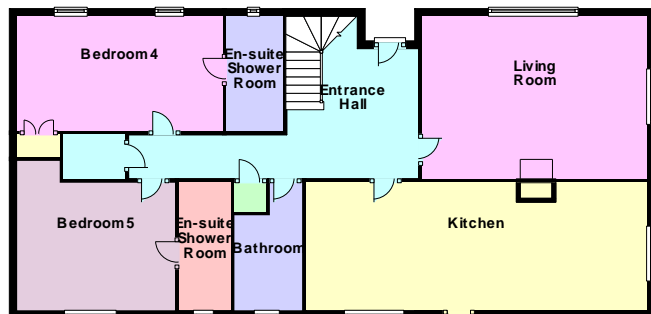
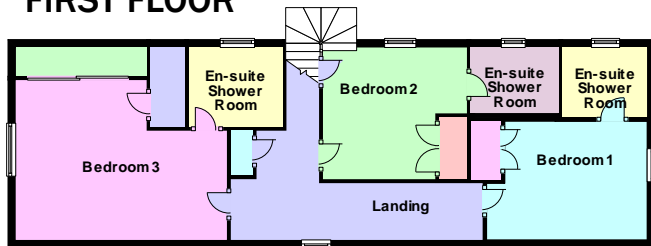
VIEWING - For an appointment to view please contact Lows Property Shop.

PRICE - Offers over £ 350,000

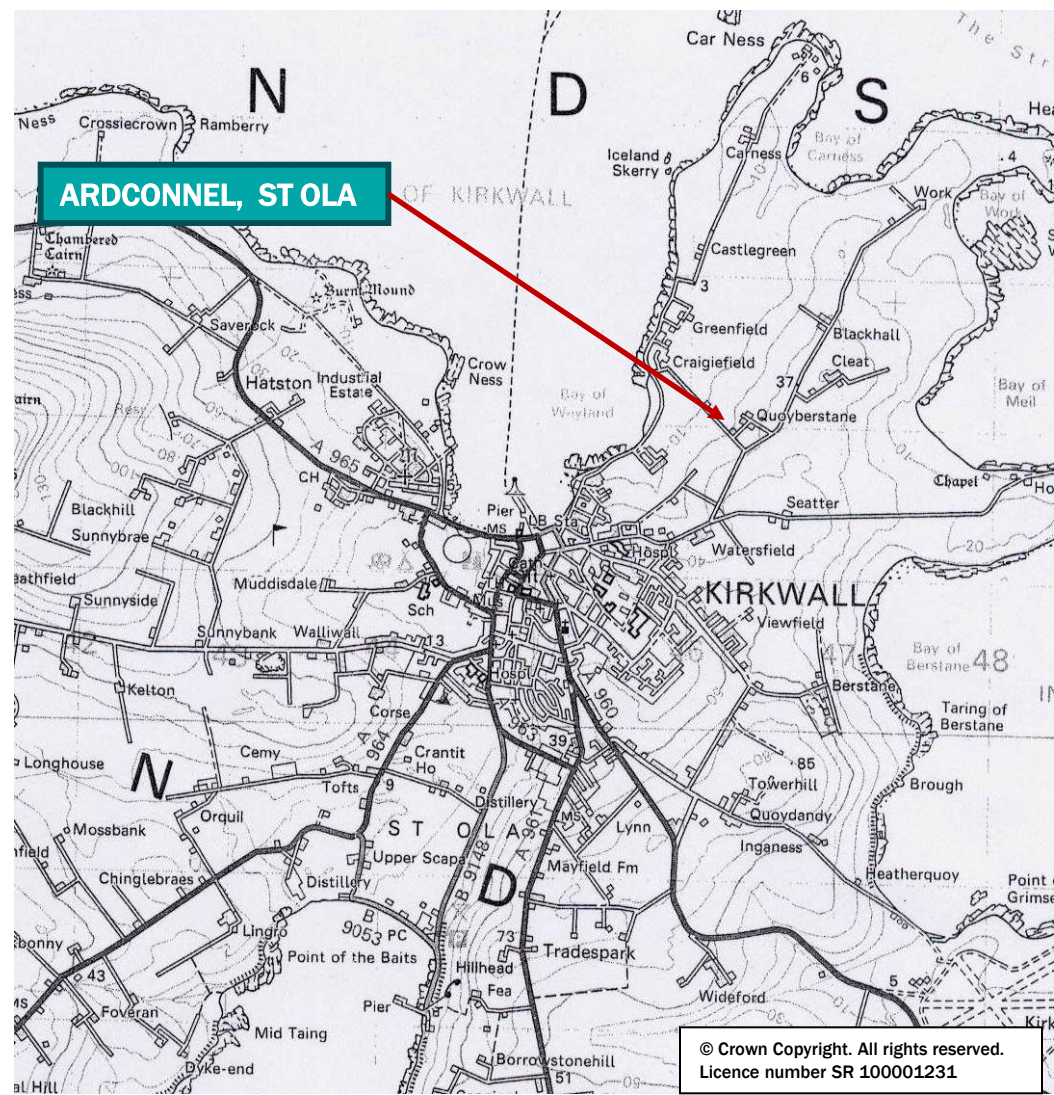
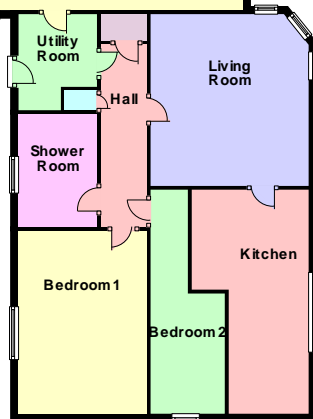
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



FIRST FLOOR



GROUND FLOOR



ETCN

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

Lows
Solicitors – Estate Agents
5 Broad Street
Kirkwall
Orkney, KW15 1DH

T. 01856 873151 F. 01856 875450

E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk