



Fixed Price - £385,000

Meadowbank
Cauldhame Road, Stromness, KW16 3LL

Harcus.





Beautifully presented and tastefully modernised four bedroom dwellinghouse with a newly renovated bathroom, situated in a charming, tranquil setting, surrounded by farmland. The property is nestled in approximately 3 acres of mature grounds with a garage and a summer house.

The original stone cottage has been modernised and extended over the years to provide an entrance porch, living room/dining room, a modern fitted kitchen, utility room, four bedrooms, bathroom, W.C. and a rear porch.

Viewing is highly recommended to fully appreciate the accommodation and setting of this property.



4 bedrooms



2 bathrooms



1 Public room



Entrance Porch

3.54m x 2.03m (11ft 7" x 6ft 7")

With a flagstone floor and windows to the front.

Hallway

Spacious hallway which is carpeted and offers access to all the accommodation. Walk-in shelved cupboard. Radiator.

W.C.

1.97m x 0.92m (6ft 5" x 3ft)

Fitted with a W.C. and a wash hand basin. Vinyl flooring and an extractor fan.



Utility room

1.72m x 1.44m (5ft 7" x 4ft 8")

Plumbed for a washing machine and a drier. Wall units along with two cupboards and a further cupboard housing the oil boiler.

Rear Porch

2.19m x 1.25m (7ft 2" x 4ft 1")

With an external door to the side of the property.



Living room/Dining room

8.38m x 4.18m (27ft 5" x 13ft 8")

A charming and inviting living room features an exposed stone wall and a multi-fuel stove set within a raised stone hearth. The room is carpeted and decorated in neutral tones. The dining area showcases vinyl flooring and an attractive feature wall. With three windows at the front, two at the rear, and one on the side, the space is bathed in natural light. Two radiators.



Living room



Kitchen

4.76m x 3.25m (15ft 7" x 10ft 8")

Newly fitted with a range of quality units and worktops. Integrated oven, 5 burner gas hob with an extractor hood and a dishwasher. Space for a fridge freezer. Vinyl flooring and with exposed beams to the roof with velux windows flooding the space with light.





Bedroom 1

4.97m x 3.78m (16ft 3" x 12ft 4") at most

This spacious double bedroom is situated to the rear of the property and is carpeted and with a warm feature wall. Radiator.



Bedroom 1

Bedroom 2

4.86m x 3.60m (15ft 11" x 11ft 9")

This large double bedroom is carpeted and with neutral décor. Built-in wardrobes with hanging rails and shelving. Window to the front and one to the side. Radiator.



Bedroom 2



Bedroom 3

3.60m x 3.12m (11ft 9" x 10ft 2")

This well proportioned double bedroom has a window to the side enjoying the views. Carpeted and with fresh decor. Ample space for freestanding furniture. Radiator.



Bedroom 3

Bathroom

4.35m x 2.53m (14ft 3" x 8ft 3")

Newly renovated and well appointed bathroom fitted with a shower, bath, bidet, W.C and a wash hand basin. Vinyl flooring and two modesty glazed windows. Radiator.



Bedroom 4

3.77m x 3.61m (12ft 4" x 11ft 10")

Inviting spacious double bedroom, carpeted and fitted with wardrobes providing excellent storage. Window to the side. Radiator.



Bedroom 4



Garage

10.90m x 4.99m (35ft 9" x 16ft 4")

With an up and over electric door, power and lighting.
Dog run to the rear.

Summer house

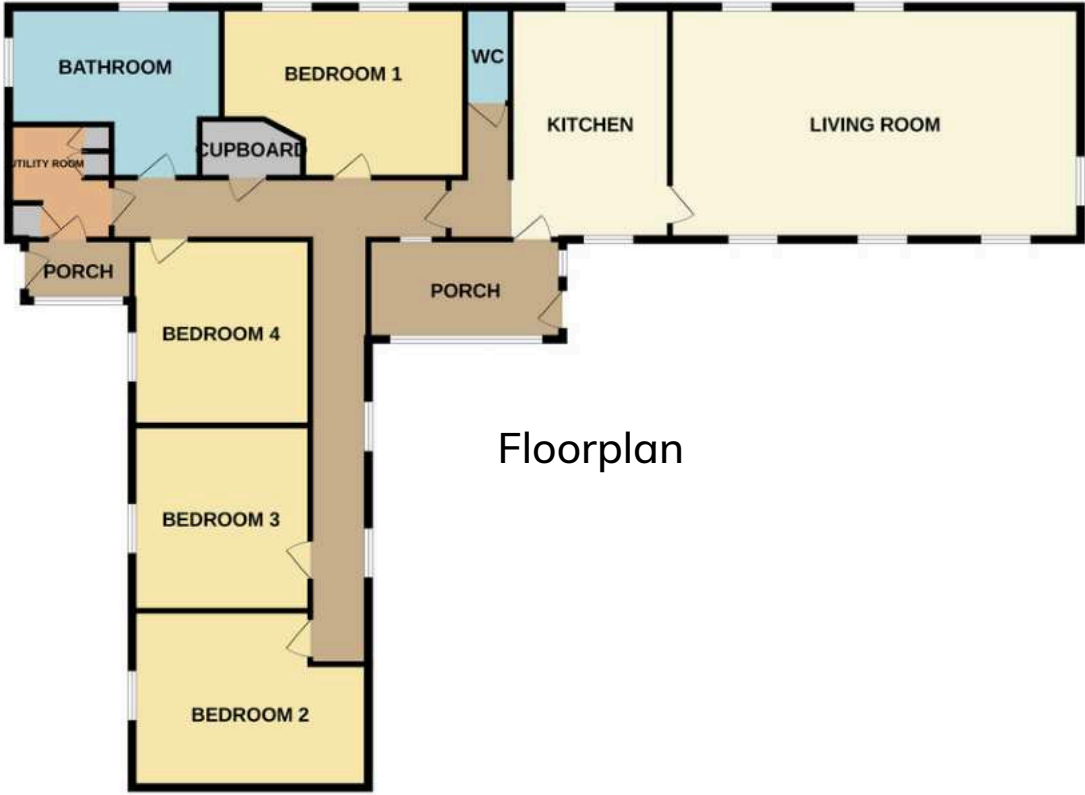
5.86m x 3.54m (19ft 2" x 11ft 7")

Offering a lovely space to sit, relax and enjoy the
wildlife and views on offer.

The property features a driveway and ample parking
space. The land extends to approx. 3 acres,
predominantly laid to grass with designated wildlife
areas. Adjacent to the property, there is a walled
garden showcasing raised vegetable beds.







Floorplan



Meadowbank has double glazed wooden windows and oil central heating.

Services

Mains services, Private Septic tank

Council Tax

Band D. This may be reassessed when the property is sold.

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds, curtains and light fittings are included in the sale. White goods may be available by separate negotiation.

Price

Price - £385,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

ZOOPLA

rightmove


OnTheMarket


Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

Harcus Property has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of February 2025. All measurements are approximate sizes only. Harcus Property will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.