



Offers over £300,000

Hall of Cara
Grimness, South Ronaldsay, KW17 2TH

Harcus.



Hall of Cara is a beautifully presented and surprisingly spacious four-bedroom house, recently renovated to a high standard. It is set in a breathtaking location with extensive garden grounds that stretch to provide direct access to the beachfront foreshore. The property is conveniently situated just a 5-minute drive from St. Margaret's Hope and a 20-minute drive from Kirkwall.

Accommodation comprises of Conservatory, Hallway, Living room, Kitchen, four Bedrooms, two Shower rooms and an integral Garage with utility area.



4 bedrooms



2 bathrooms



1 Public room



Conservatory

5.94m x 2.80m (19ft 5" x 9ft 2")

This bright sun filled conservatory offers views over the garden and to the sea. Presenting an additional space for relaxation and entertaining. Vinyl flooring. Panel heater.

Hallway

4.09m x 2.06m + 3.98m x 1.06m

(13ft 5" x 6ft 9" + 13ft x 3ft 5")

The spacious hallway offers a taste of the accommodation to follow, with engineered oak flooring, neutral decor and a staircase with rope banister leading to the upper floor. Under stair cupboard. Door to the garage. Radiator.





Kitchen

4.02m x 1.62m + 2.23m x 1.94m
(13ft 2" x 5ft 3" + 7ft 3" x 6ft 4")

Newly refurbished kitchen includes a high-quality set of floor units and a pantry cupboard. It features wood countertops with a Belfast sink, an integrated electric Rangemaster with an extractor hood, a dishwasher, and a fridge. The kitchen opens up into the living room. Radiator.





Living room

6.60m x 4.51m (21ft 7" x 14ft 9")

A beautifully presented living room featuring two windows at the rear and a large picture window on the side, offering breathtaking views of the beach and the sea. The room is enhanced with engineered oak flooring and neutral decor. It includes provisions for a television and telephone, as well as two radiators.





Bedroom 3

3.93m x 2.73m (12ft 10" x 8ft 11")

This elegant double bedroom overlooks the rear of the property and features engineered oak flooring with neutral decor. It includes two built-in wardrobes with hanging rails and shelving. Radiator.



Shower room

2.04m x 2m (6ft 8" x 6ft 6")

A well-appointed shower room features a spacious shower along with a W.C. and a wash hand basin, both integrated into vanity units. It includes an illuminated mirror with a Bluetooth speaker, a modesty glazed window, and a heated towel rail.



Bedroom 4

2.96m x 2.90m (9ft 8" x 9ft 6")

This bedroom is currently used as a cosy snug/study, located at the front with engineered oak flooring. It features floor-to-ceiling book shelving and a radiator.



Bedroom 1

3.98m x 3.77m (13ft x 12ft 4")

Spacious carpeted double bedroom with a window enjoying the exquisite view to the sea and a velux roof light to the rear of the property. Ample space for freestanding furniture. Two accesses to the eaves. Television point. Radiator.





Bedroom 2

3.98m x 2.87m (13ft x 9ft 5")

This double bedroom has a built-in wardrobe along with built-in storage to the eaves providing excellent storage. Carpeted and with neutral decor. Radiator.

Shower room

1.90m x 1.64m (6ft 2" x 5ft 4")

Well appointed shower room comprising of a shower, W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring and an illuminated mirror. Heated towel rail.





Garage

6.59m x 3.90m (21ft 7" x 12ft 9")

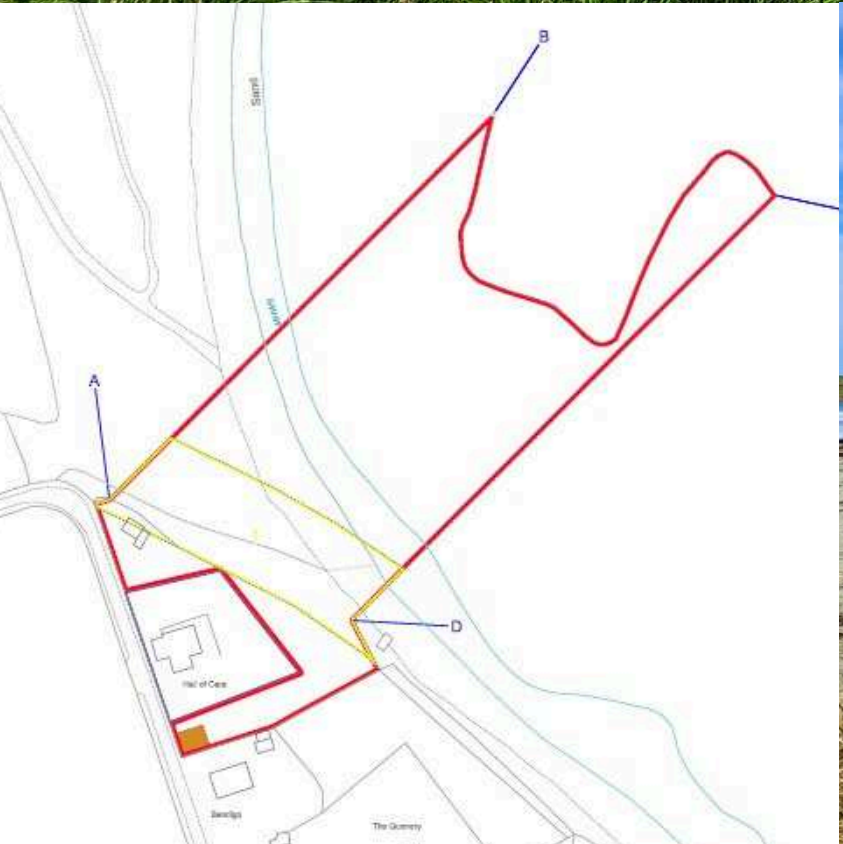
Integral garage with an up and over electric door, power and lighting. The garage also incorporates a utility area with plumbing for a washing machine.

Shed

4.84m x 3.45m (15ft 10" x 11ft 3")

With power and lighting. There is also a block built structure situated beside the shed providing additional storage.





The large garden is mainly laid to lawn, with designated natural areas, flower beds, and well-established shrubs and bushes creating cosy and sheltered spots. A sunken patio, enclosed by dry stone walls, offers an ideal setting for a barbecue. The property extends to provide direct access to a stunning sandy beach.





Hall of Cara has oil central heating and uPVC double glazed windows and doors.

Services

Mains services, 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 and light fittings are included in the sale.

Price

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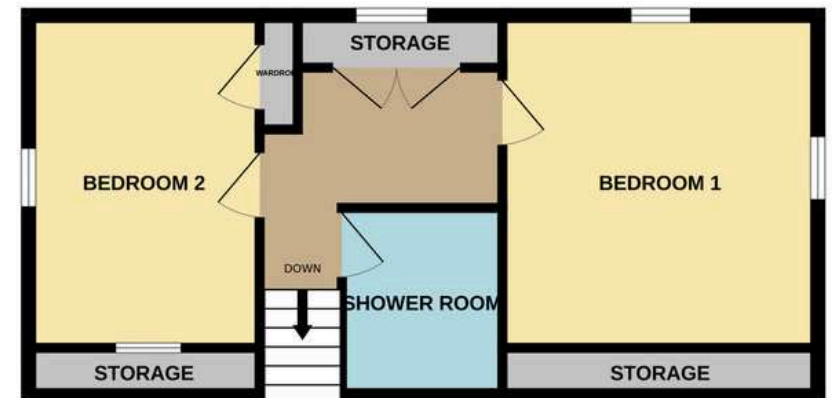
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Floorplan





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