



Offers over £185,000

Lochmailing  
South Ronaldsay, KW17 2RW

Harcus.





Charming detached three bedroom dwellinghouse benefitting from thoughtful and tasteful renovations by the current owners, preserving the property's character and welcoming atmosphere. The property comes complete with a cabin and numerous outbuildings, some of which need attention, all set within approx 0.75 acres. Lovely views over the countryside and to the Pentland Firth in the distance.

The original stone cottage has been extended in previous years to provide an entrance porch, living room, dining nook, kitchen, three bedrooms and a bathroom.

Lochmailing is situated in a rural location at the southern end of South Ronaldsay, around 7 miles from St Margaret's Hope which has a good range of amenities including shops, hotels and a Primary School.

 3 bedrooms

 1 bathrooms

 1 Public room



### Entrance Porch

2.37m x 2.08m (ft 7" x ft ")

With a front facing window and providing room for appliances.

### Hallway

The hallway features a wooden staircase leading to the upper floor and an under-stair cupboard.



## Living room

3.59m x 3.54m (11ft 9" x 11ft 7")

An inviting living room with an inset multi-fuel stove, flagstone flooring, and tastefully co-ordinated decor. The room has a window both at the front and on the side.





### **Kitchen**

3.38m x 2.11m (11ft 1" x 6ft 11")

Recently refurbished kitchen featuring floor units, wooden worktops, and tiled splashback. Includes open shelving, plumbing for a washing machine, and a cooker point. Ample room for a fridge freezer, Karndean flooring, and windows on the side and rear.

### **Dining nook**

2m x 1.86m (6ft 6" x 6ft 1")

This delightful box room adjacent to the living room has been cleverly transformed into a cosy dining nook.





### **Bathroom**

2.30m x 2m (7ft 6" x 6ft 6")

Fitted with a white suite including a shower over the bath, W.C and a wash hand basin. Karndean flooring and a modesty glazed window. Heated towel rail.

### **Bedroom 1**

3.73m x 3.18m (12ft 2" x 10ft 5")

A charming bedroom featuring an exposed stone wall with an open fireplace adorned with a wooden lintel, wooden flooring, and windows at both the front and side. Panel heater.



## Bedroom 2

3.65m x 3.51m (11ft 11" x 11ft 6")

This delightful and sunny bedroom has a feature fire surround, wood flooring and a spacious storage cupboard. A window provides a view of the front of the property, while a smaller window overlooks the side. Panel heater.







### Landing

The staircase leads to a landing with a small window at the back, providing access to the upstairs bedrooms.

### Bedroom 3

3.65m x 3.15m (11ft 11" x 10ft 4")

A charismatic bedroom featuring wooden flooring and elegantly painted wood lined walls and ceiling. Window to the front and one to the side. Panel heater.



The garden grounds are mostly laid to rough grass, with a sunny walled garden at the rear of the house. The grounds extend to around 0.75 acres, along with a gravel driveway and parking.

### Cabin

The cabin features timber-clad walls and a pitched roof, and is internally divided into a Sitting Room, 2 bedrooms, Hall, and Entrance Vestibule.

This versatile space offers a superb space for a studio, children's den, or a workspace.





### **Vestibule**

2.95m x 2.16m (9ft 8" x 7ft 1")

### **Hall**

3.01m x 1.44m (9ft 10" x 4ft 8")

### **Living room**

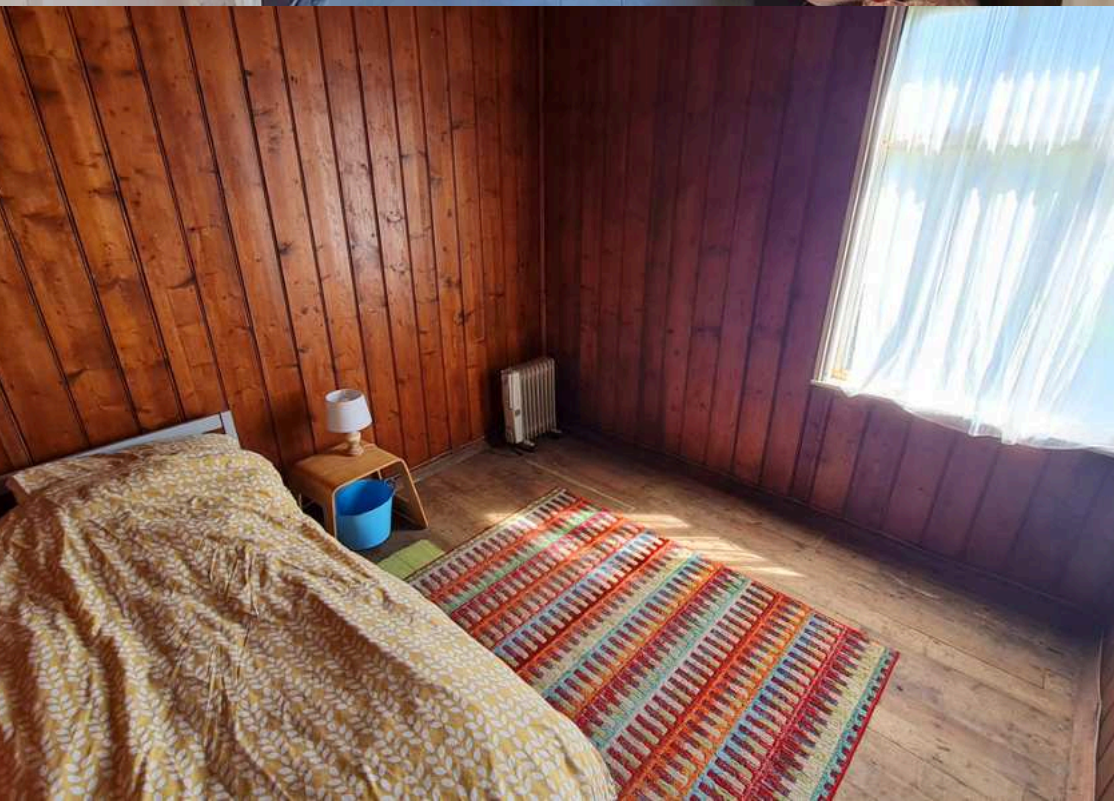
4.54m x 4.17m (14ft 10" x 13ft 8")

### **Bedroom 1**

4.54m x 2.98m (14ft 10" x 9ft 9")

### **Bedroom 2**

3.02m x 3.01m (9ft 10" x 9ft 10")







### **Garage**

12.6m x 3.6m (41ft 4" x 11ft 9")

Concrete floor, block walls, fibre cement clad roof.

### **Old Garage/Shed**

5.2m x 3m (17ft x 9ft 10")

Concrete floor, block walls (timber clad to front), fibre cement sheeted pitched roof.

### **Shed 1**

12.6m x 3.6m (41ft 4" x 11ft 9")

Concrete floor, block walls, fibre cement clad roof.

### **Shed 2**

8.7m x 4.2m (28ft 6" x 13ft 9")

Concrete floor, block walls, fibre cement clad roof.

### **Shed 3**

6.7m x 4m (21ft 11" x 13ft 1")

Concrete floor, block walls, fibre cement clad roof.



### **Workshop**

4.8m x 4.1m (15ft 9" x 13ft 5")

Flagstone floor, stone walls, flag roof.

### **Bin Store**

3.1m x 2.1m (10ft 2" x 6ft 10")

Stone walls.

### **Duck house**

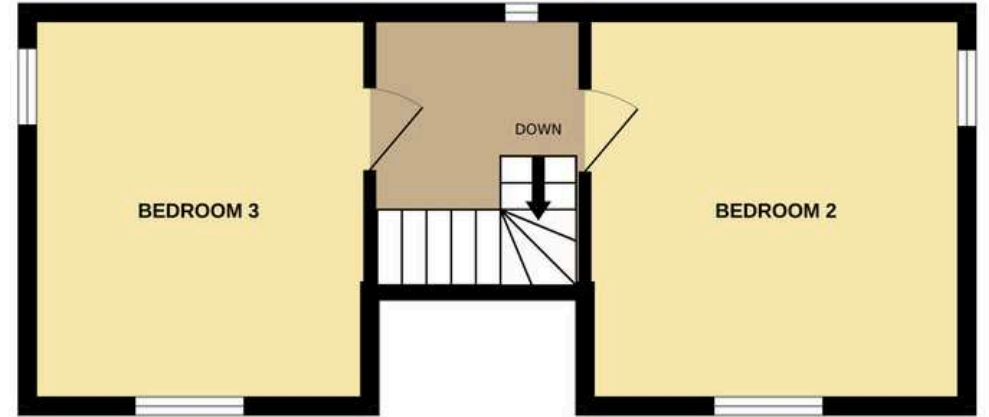
5m x 3m (16ft 4" x 9ft 10")

Stone walls.

### **Polytunnel**

10m x 4m (32ft 9" x 13ft 1")

# Floorplan



Lochmailing has mainly timber framed single glazed sash and case windows and is heated by electric panel heaters in the Bedrooms and a solid fuel stove in the Living Room.

## Services

Mains services, Private Septic tank

## Council Tax

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

## Energy Performance Rating

Band G

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings and light fittings are included in the sale.

## Price

Offers over £185,000

## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law





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### Contact us

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

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