



Offers over £385,000

Straigona
Tankerness, KW17 2QR

Harcus.



Straigona is a remarkable five-bedroom house with stunning views overlooking fields and Kirkwall Airport, Inganess Bay, and the North Isles in the distance. The area in front of the house often attracts short-eared owls and hen harriers hunting. The property is well-maintained and would be ideal for a large family. Mature and attractive grounds extending to approximately 1/2 acre with ample parking for guests.

For the past twelve years, Straigona has operated as the top-rated Bed and Breakfast in Orkney according to Tripadvisor. It is also recommended in Mark Rowe Bradt Guide and by Rick Steves in his Scotland Guide Books. The necessary STL License is in place, but it would need to be reapplied for by interested parties if looking to continue the business. The current owners are willing to assist new owners during a transition period to help them settle in and understand the business operations.

The accommodation comprises on the ground floor of a living room, kitchen/diner, dining room, utility room, bathroom and integral garage with four en-suite bedrooms and a further bedroom on the first floor.

 **5 bedrooms**

 **5 bathrooms**

 **2 Public room**

Entrance vestibule

2.13m x 1.80m (7ft x 5ft 11")

Hallway

4.39m x 4.01m + 4.09m x 0.89m
(14ft 5" x 13ft 2" + 13ft 5" x 2ft 11")

Central staircase to the first floor. Neutral carpeting. Radiator.

Living room

6.99m x 4.83m (22ft 11" x 15ft 10")

Superb living room with two large windows and a patio door framing the lovely views on offer. Fireplace with marble surround and hearth providing a feature. Carpeted and with matching decor. Double doors to the hallway and to the kitchen/diner. Television point. Two radiators.





Kitchen/Diner

7.29m x 4.75m (23ft 11" x 15ft 7")

The kitchen, well-equipped with an excellent run of units at floor and eye level, includes a movable island unit. The dining area offers ample space for a table and chairs, with doors leading to both the hallway and dining room. Radiator.

Utility room

3.05m x 2.95m (10ft x 9ft 8")

Double floor unit with worktop, sink and drainer. Plumbed for a washing machine and space for a drier. Cupboard housing the oil boiler. Tiled flooring and a door to the garage and another leading out to the rear garden.



Dining room

4.42m x 3.86m (14ft 6" x 12ft 8")

This dining room features French doors that lead out to the rear patio, allowing a wonderful flow of natural light.

Laminate flooring and tasteful decor. Radiator.

This room would equally serve as a further reception room or bedroom.

Bathroom

3.84m x 2.01m (12ft 7" x 6ft 7")

Comprising of a Jacuzzi bath, large shower cubicle, W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring and a modesty glazed window. Heated towel rail.

The landing features a built-in shelved cupboard and an airing cupboard, along with two Velux windows and access to the loft.

Bedroom 1

4.42m x 3.28m (14ft 6" x 10ft 9")

A spacious and stylish double bedroom featuring carpeting and tasteful decor. Television point. Radiator.

En-suite Bathroom

2.84m x 1.75m (9ft 4" x 5ft 9")

P-shaped bath featuring a shower overhead, complemented by a W.C. and wash hand basin incorporated into a vanity unit. Additionally, there is a lighted mirror and a heated towel rail.





Bedroom 2

3.99m x 3.35m (13ft 1" x 11ft)

The double bedroom is beautifully furnished and decorated, featuring a window to the side of the property, a television point, and a radiator.

En-suite Shower room

1.91m x 1.75m (6ft 3" x 5ft 9")

Fitted with a shower, W.C. and a wash hand basin with a vanity unit. Lighted mirror. Velux window. Heated towel rail.





Bedroom 3

6.32m x 2.69m (20ft 9" x 8ft 10")

This generously sized double bedroom features a window to the front enjoying the wonderful views on offer. It is carpeted and is decorated in complementing tones. Television point. Radiator.

En-suite shower room

1.91m x 1.75m (6ft 3" x 5ft 9")

Fitted with a shower. W.C. and a wash hand basin into a vanity unit. Vinyl flooring and a velux window. Heated towel rail.





Bedroom 4

5.99m x 3.96m (19ft 8" x 13ft)

This roomy double bedroom features a dormer window at the front with picturesque views. It is carpeted and decorated in warm tones. The owners have presently divided the room to create a walk-in wardrobe/dressing area. Radiator.

En-suite Bathroom

3.53m x 2.41m (11ft 7" x 7ft 11")

Comprising of a shower over the bath, along with a wash hand basin and W.C. fitted into a vanity unit. Extra storage in the form of built-in units below the modesty glazed window. Heated towel rail.





Bedroom 5 / Office

4.37m x 3m (14ft 4" x 9ft 10")

Presently used as a sewing/ironing room with chic decor and a window to the rear. Radiator.

Double garage

6.93m x 4.72m (22ft 9" x 15ft 6")

A double garage featuring two electric up-and-over doors (one currently not operational), equipped with power, lighting, and a workbench.



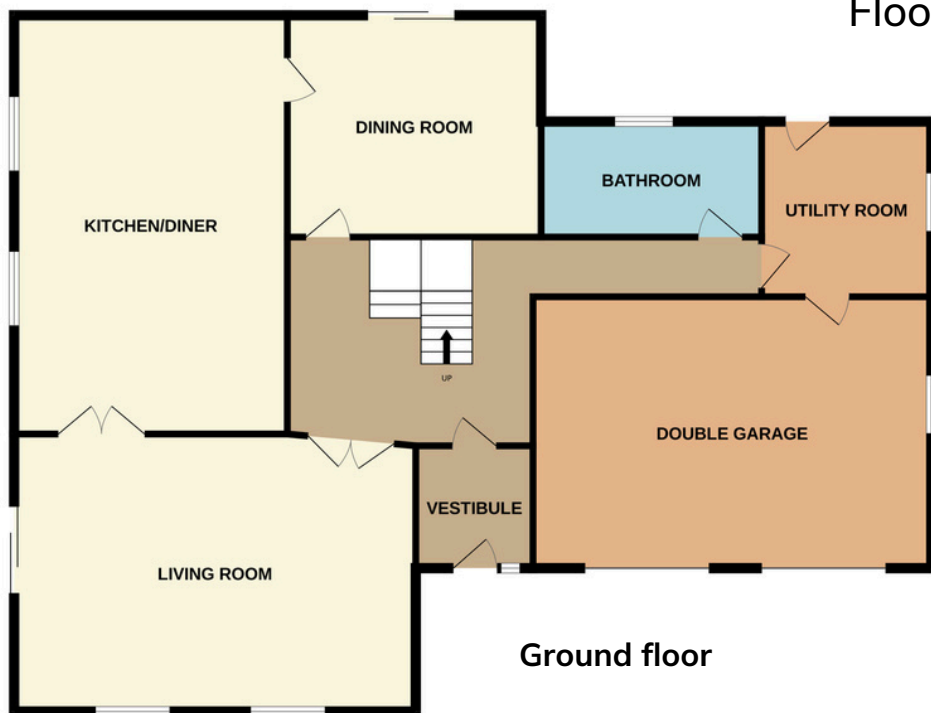
Outside

A gravel driveway to the property, providing ample parking space for multiple cars. The extensive garden grounds that encircle the property consist mainly of well-maintained lawns, bordered by mature bushes, shrubs, and a variety of vibrant flowers.





Floorplan



Straigona has uPVC double glazed windows and oil central heating.

Services

Mains services, Private Septic tank

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings and some curtains/blinds are included in the sale. Kitchen appliances, white goods, some furniture and B&B items may also be available by separate negotiation.

Price

Offers over £385,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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