



PROPERTY

The Hill House,
South Ronaldsay, Orkney,
KW17 2RN



Presented for sale is this beautifully renovated property with an extension added to give space and comfort in an idyllic part of the island with views over the surrounding countryside and out over the sea.

The three bedroom house was completed nearly a year ago and has wood effect UPVC windows and doors throughout and under floor heating supplied by the solid fuel stove in the kitchen.

The Hill House combines original features such as the exposed stone wall in the open plan kitchen/sitting room with modern living including the kitchen fittings and open plan layout. Style is neutral throughout with lovely finishing's. Flooring in the sitting room, hall and dining room is solid bamboo.

The garden ground extends to approximately 1 acre and is mainly laid to grass with shrubs and trees. There is a fenced field of rough grass which would be suitable for animals. There is a hard core drive with parking for several cars, fenced garden and a patio area. There is also a wooden garage and a wooden shed.

Accommodation comprises of open plan kitchen/sitting room, dining room, hall, utility room, bathroom and three bedrooms.

This property really needs to be viewed to appreciate the design and quality that is on offer.

Offers over £150,000

Accommodation

Open plan Kitchen/Sitting Room:

Ceramic tile flooring in kitchen area and solid bamboo in sitting room, UPVC glazed outer door, Lincar stove set on slate hearth, new kitchen units with worktops and tiling above, 1 ½ bowl sink and drainer, opening into utility room, opening into dining room, 3 windows, alcove, TV point, access to attic, exposed stone wall.

Dining Room:

Bamboo flooring, patio doors, 1 window, 3 velux, phone point, cupboard housing heating controls and shelves, door to utility room, room for dining table and chairs, access to floored attic, opening to hall, door to master bedroom.

Hall:

Bamboo flooring, window, doors to bathroom and bedrooms 2 and 3.

Utility Room:

Ceramic tile flooring, UPVC glazed outer door, window, plumbing for washing machine, unit with worktop above and sink, pulley.

Master Bedroom :

Bamboo flooring, window, TV point.

Bedroom 2:

Laminate flooring, window.

Bedroom 3:

Laminate flooring, window, built in wardrobe with hanging rail and shelves.

Bathroom:

Ceramic tile flooring, privacy glazed window, step up to shower enclosure, WC, WHB set in a vanity surround, bath.



Sitting Room



Kitchen

Accommodation

Outside

Shed:

10' 10 x 18' 01"
1 window.

Garage:

16' 03 x 8' 03"
Workbench.

Outside is a drive leading to the property with parking for several cars. There is an enclosed garden area incorporating a patio. The garden is mainly laid to lawn with shrubs and trees. There is an area of rough grass fenced suitable for animals in front of the garden and there is access via a gate.

You can enjoy views out to sea and over the surrounding countryside.



Dining Room



Utility Room



Master Bedroom



Bedroom 2



Bedroom 3



Bathroom



Photographs



Open Plan Kitchen/Sitting Room



Dining Room



Outside



Garden



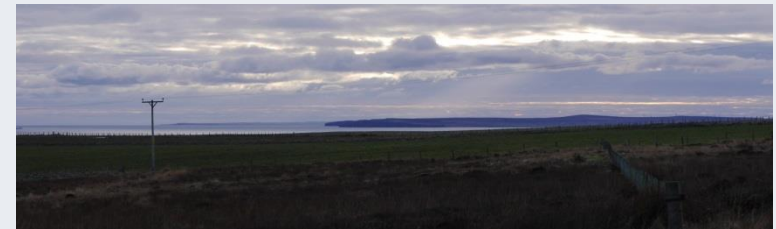
Garden Shed



Rough Grass field

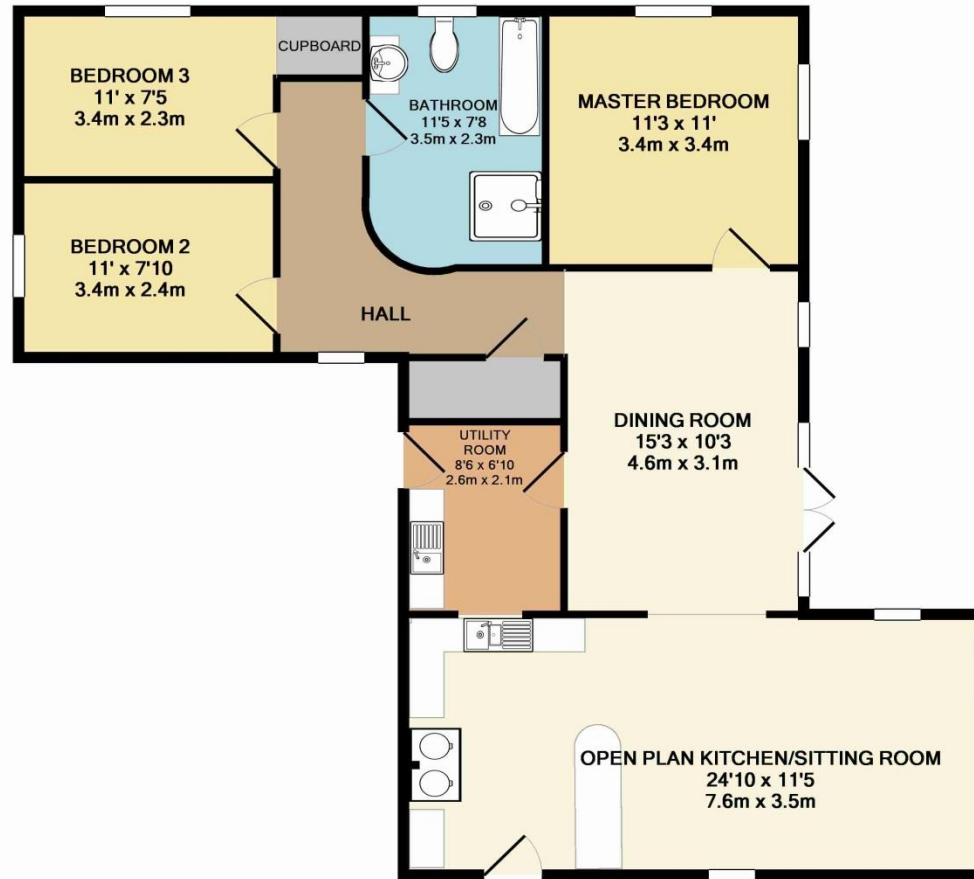


View



View

Floor plans



TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

The subjects are in Band A. The charge for the year 2015/2016 is £969.55 (£727.17 for single person household). 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

The property has an energy rating of band D (63).

SERVICES

Mains services, telephone, private septic tank.

FIXTURES AND FITTINGS

Floor coverings are included in the sale price.

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £150,000 are invited.



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NOTES - These particulars have been prepared following an inspection of the property on the 20th January 2016 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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