



PROPERTY

South School House, Sanday, Orkney, KW17 2BA



South Schoolhouse is a 3 bedroom detached dwelling and old school together with outbuildings set in approximately 1 acre of land.

There are beautiful sea views over Eday and over the surrounding countryside.

The property has UPVC double glazed windows and doors and electric storage heating enhanced by coal fires in some rooms.

In addition to the house there is an old school attached which offers potential for development subject to the appropriate planning consents.

The property would benefit from some upgrading throughout but offers the space a family would benefit from.

Outside you will find a drive, a large enclosed garden, outbuildings and a field to the rear.

Accommodation comprises of entrance porch, hall, sitting room, dining room/2nd sitting room, kitchen and bathroom on the ground floor with three bedrooms on the first floor.

Offers over £130,000

Accommodation

Entrance Porch:

Hardwood outer door, linoleum flooring, windows on two sides, UPVC glazed door to hall.

Hall:

Carpet, storage heater, phone point, doors to sitting room, dining room/2nd sitting room, bathroom and stairs to first floor.

Sitting Room:

Carpet, storage heater, 2 windows, coal fire, TV point, meter cupboard.

Bathroom:

Carpet, privacy glazed window, WC, WHB, bath, electric Gainsborough shower.

Dining Room/ 2nd Sitting Room:

Carpet, window, storage heater, solid fuel stove, phone point, door to kitchen.

Kitchen:

Carpet, window, airing cupboard housing hot tank and shelves, storage heater, kitchen units with worktops above, stainless steel sink, Fridgemaster under counter fridge, Indesit washing machine, Tricity President electric oven and hob, door to old school.

1st Floor Landing:

Carpet, window, access to attic, doors to bedrooms 1, 2 and 3.

Bedroom 1:

Carpet, 2 windows, coal fire – currently blocked up.

Bedroom 2:

Carpet, window, coal fire – currently blocked up.

Bedroom 3:

Carpet, window, coal fire with cast iron surround, cold water tank.



Sitting Room



Kitchen

Accommodation

Old School

Main Room :

3 windows, door to porch 1 and to room 2.

Porch 1:

UPVC outer door, window.

Room 2:

3 windows, solid fuel stove, door to porch 2.

Porch 2:

UPVC outer door, window.

Outside

Outbuildings split into;

Coal store

Small store 1

Small store 2

Small store 3

Small store 4

The property is set in approximately 1 acre and is all fully enclosed. The garden is laid to lawn with flower beds, drying line and a drive. To the rear is a sheltered courtyard area and a fenced paddock.



Sitting Room



Dining Room/2nd Sitting Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Photographs



Old School Room 1



Old School Room 2



Outside



Garden



Outbuildings & Garden



Outbuildings and Courtyard



View



Paddock

Floor plans



GROUND FLOOR
APPROX. FLOOR
AREA 1576 SQ.FT.
(146.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2087 SQ.FT. (193.9 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
Made with Metropix ©2016

1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

COUNCIL TAX

The subjects are in Band B. The charge for the year 2016/2017 is £1131.15 (£848.37 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 F (30).

SERVICES

Mains services, telephone, private septic tank.

FIXTURES AND FITTINGS

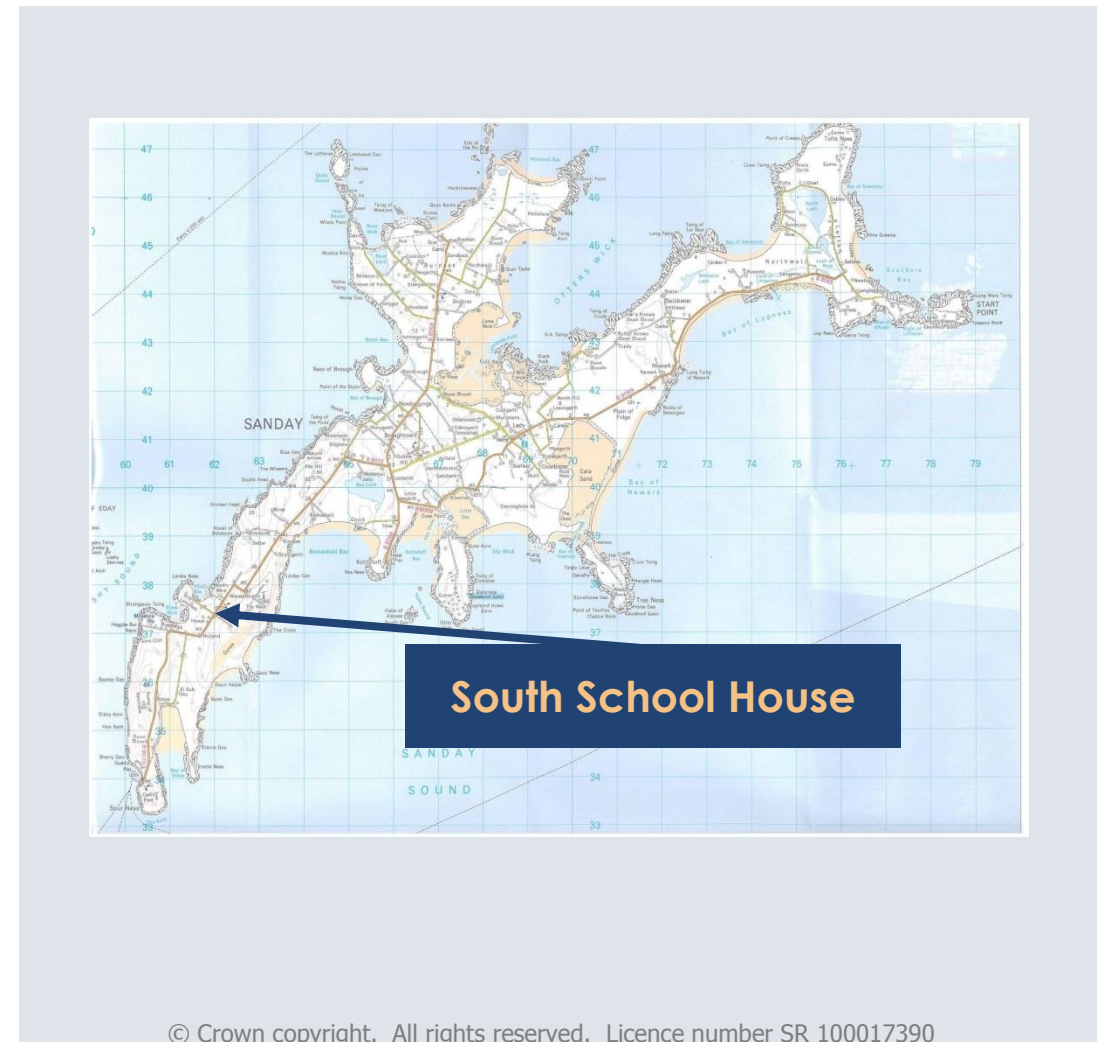
Carpets, curtains, floor coverings and white goods are included in the sale price.

VIEWING

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

PRICE

Offers over £130,000 are invited.



NOTES - These particulars have been prepared following an inspection of the property on the 20th July 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

d and h, 56A Albert Street, Kirkwall, Orkney KW15 1HQ tel: 01856 872216 fax: 01856 872483
email: kr@dandhlaw.co.uk www.dandhlaw.co.uk