



## Holmsgarth, Stronsay, KW17 2AT

Holmsgarth is a former school house and school building with the 3 bedroom school house having been modernised in recent years.

The former school offers excellent potential for redevelopment, subject to the necessary planning consents.

The attractive property is set in a walled garden and enjoys sea views from its elevated position.

**OFFERS OVER  
£145,000**



## FORMER SCHOOL HOUSE

- Oil central heating.
- UPVC framed double glazed windows.
- Living room and dining room.
- New fitted kitchen units incorporating plumbing for a dishwasher and washing machine.
- New bathroom suite.
- Master bedroom with beamed ceiling and en-suite.
- Walled garden with grass and drying area.

## FORMER SCHOOL

- Extends to 13.4m x 5.3m approx. with large double doors at one end.
- Large lean-to store 9.1m x 4.1m approx.

## LOCATION

Situated on the picturesque island of Stronsay which is one of Orkney's outer north isles. The islands amenities include primary and junior secondary schools, a swimming pool, general stores (one with post office) and hotels. The island is connected to the Orkney mainland by ferry and air services.



LIVING ROOM



DINING ROOM

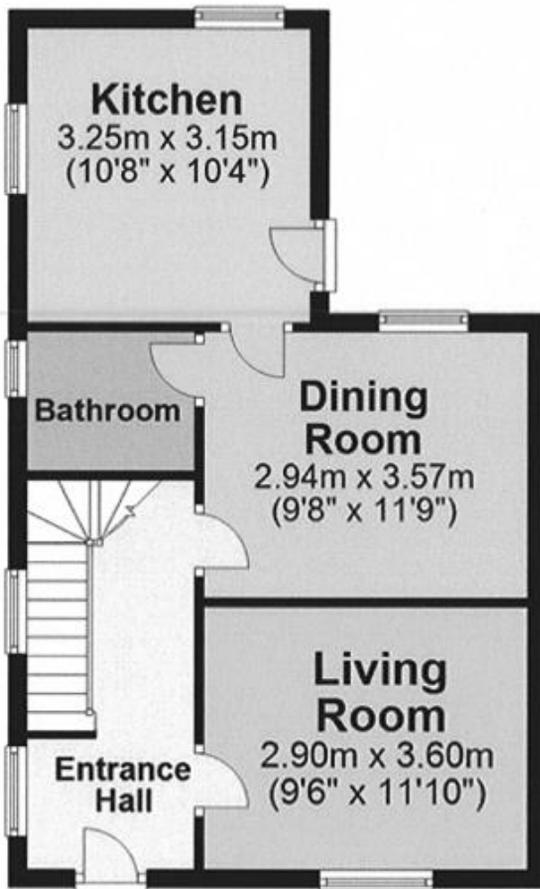


BEDROOM 1

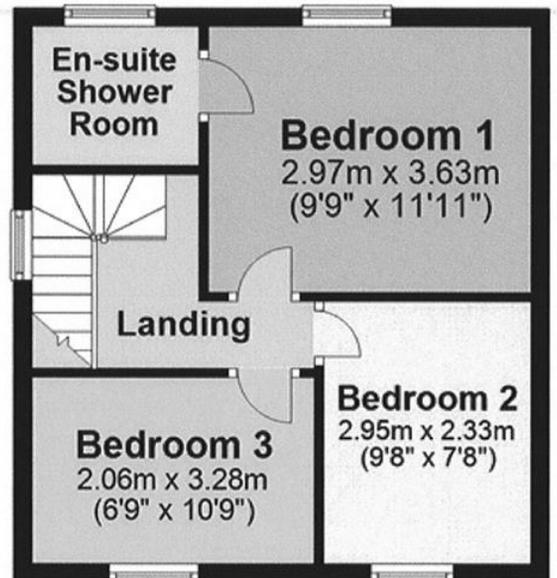


BEDROOM 1 EN-SUITE

## GROUND FLOOR



## FIRST FLOOR





**SERVICES** – Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** - Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band E.

**ENTRY** – Early entry available.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers over £145,000

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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**ETCN**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.