

**CRAIGIEFIELD HOUSE, ST OLA
KW15 1UJ
OFFERS OVER £925,000**

Commanding 6
bedroomed
family house.

Self-contained
2 bedroomed
Guest Wing.

Impressive 3
bedroomed
Lodge.

Breath-taking
sea views.

Walking
distance from
Kirkwall.





CRAIGIEFIELD HOUSE IS A SUPERB PROPERTY INCORPORATING AN IMPRESSIVE 6 BEDROOMED FAMILY HOME WITH A CHARMING GUEST WING AND A BEAUTIFUL 3 BEDROOMED LODGE ALL OF STONE CONSTRUCTION WITHIN A WELL MAINTAINED GARDEN. THE COMMANDING DWELLINGHOUSE WAS BUILT IN 1882 AND LIES APPROXIMATELY 2 MILES FROM ST. MAGNUS CATHEDRAL WITH VIEWS OVER KIRKWALL BAY TOWARDS KIRKWALL.

SYMPATHETICALLY MODERNISED TO A HIGH STANDARD, CRAIGIEFIELD HOUSE RETAINS MUCH OF ITS CHARACTER WITH ORIGINAL FIREPLACES, CORNICES AND WOOD PANELLING. THE VESTIBULE HAS BOTH NORTH AND SOUTH FACING EXTERIOR DOORS AND IT LEADS INTO THE WIDE MAIN HALLWAY WHICH HAS A FEATURE FIREPLACE AND PICTURE RAIL. THE WELL PROPORTIONED RECEPTION ROOMS INCLUDE THE DINING ROOM, WHICH HAS A DOUBLE ASPECT, AND THE LIVING ROOM TOGETHER WITH A LARGE MODERN GARDEN ROOM.

THERE ARE 6 SPACIOUS DOUBLE BEDROOMS, 3 EACH ON BOTH THE FIRST AND SECOND FLOORS WITH 2 OF THEM ON THE FIRST FLOOR HAVING EN-SUITES.

THE CHARMING GUEST WING HAS 2 BEDROOMS AND A SHOWER ROOM WITH SAUNA ON THE GROUND FLOOR WITH AN ORIGINAL 1880's SPIRAL STAIRCASE LEADING UP TO THE SPACIOUS MODERN KITCHEN WITH DINING AREA AND THE LARGE LIVING ROOM WITH SEA VIEWS TO THE NORTH. THE GUEST WING HAS ITS OWN EXTERIOR DOOR AT THE REAR OF CRAIGIEFIELD HOUSE TOGETHER WITH A LOCKABLE DOOR OFF THE KITCHEN WHICH LEADS ALONG A SHORT HALLWAY TO THE MAIN HOUSE'S FIRST FLOOR LANDING.

CRAIGIEFIELD LODGE LIES WITHIN THE GROUNDS TO THE REAR OF THE GREEN HOUSE AND GARAGES AND OFFERS A VERY HIGH STANDARD OF ACCOMMODATION WITH OAK FINISHINGS THROUGHOUT. THE FLEXIBLE DESIGN OF THE 3 BEDROOMED LODGE ALLOWS FOR IT TO BE DIVIDED INTO TWO SPACIOUS 1 BEDROOMED DWELLINGS. IT HAS MOST RECENTLY BEEN LET OUT AS HOLIDAY ACCOMMODATION AND HAS PROVED MOST POPULAR AND WAS AWARDED 4 STARS BY VISIT SCOTLAND.

THE LONG DRIVEWAY THAT LEADS UP TO CRAIGIEFIELD HOUSE DISECTS THE FRONT GARDEN AND OPENS INTO A LARGE PARKING AREA BEFORE CONTINUING ALONG ONE SIDE OF THE HOUSE TO THE GARAGES AND STORES. THE WALLED GARDEN INCLUDES A LARGE AREA OF LAWN TOGETHER WITH TREES, BUSHES, SHRUBS AND FLOWER BEDS. THERE IS A LARGE GREEN HOUSE OFFERING OPPORTUNITIES TO CULTIVATE MORE PRECIOUS PLANTS TOGETHER WITH A VEGETABLE PLOT.

WITH A SPACIOUS FAMILY HOME, GUEST WING AND LODGE, CRAIGIEFIELD HOUSE OFFERS AN EXCEPTIONAL LIFESTYLE CHANGING OPPORTUNITY AND VIEWING IS ESSENTIAL TO FULLY APPRECIATE ITS QUALITIES.



ACCOMMODATION:

- VESTIBULE – 8’2” x 7’9” (2.49 x 2.37m)** With north and south facing doors.
- MAIN HALL – 18’10” x 9’8” (5.75 x 2.95m)** With feature fireplace.
- LIVING ROOM – 15’11” x 13’10” (4.86 x 4.22m)** Enjoys views over garden and attractive fireplace.
- DINING ROOM – 17’7” x 15’8” (5.38 x 4.79m)** double aspect room with fireplace.
- GARDEN ROOM - 25’10” x 9’7”.** Fantastic bright room with informal dining area.
- REAR HALL – 10’7” x 8’6” (3.23 x 2.61m)** (max)
- CLOAK ROOM – 14’11” x 5’9” (4.86 x 1.77m)** With WC
- KITCHEN – 13’9” x 12’9” (4.21 x 3.9m)** With fitted floor and wall cupboards.
- TOILET - 7’4” x 3’4” (2.24 x 1.01m)**
- FIRST FLOOR LANDING - 10’7” x 9’8” (3.25 x 2.97m)** With large window from stairwell.
- BEDROOM 1 – 17’7” x 15’2” (5.37 x 2.85m)** (max) Double aspect and fitted wardrobes.
- EN-SUITE – 11’4” x 6’1” (3.47 x 1.87m)**
- BEDROOM 2 – 17’8” x 13’7” (5.39 x 4.16m)**
- EN-SUITE – 12’9” x 8’3” (3.89 x 2.52m).**
- BEDROOM 3 – 12’10” x 9’8” (3.93 x 2.96m)** Presently used as an office.
- FIRST FLOOR ENTRANCE HALL – 13’1” x 6’ (4 x 1.83m)**
- SECOND FLOOR LANDING – 21’6” x 4’11” (6.82 x 1.52m)**
- BEDROOM 4 – 15’5” x 9’4” (4.71 x 4.43m)**
- BEDROOM 5 – 15’9” x 14’6” (4.81 x 4.43m)**
- BEDROOM 6/LIVING ROOM 2 – 22’5” x 13’10” (6.84 x 4.22m)** With sink, fitted cupboards and breakfast bar.
- SHOWER ROOM – 8’3” x 5’7” (2.52 x 1.71m)**



GUEST WING – Living room, dining kitchen, 2 bedrooms, shower room with sauna.

CRAIGIEFIELD LODGE – Living room, dining kitchen, Living room/dining/kitchen, bedroom with en-suite, second bedroom, bathroom.

CRAIGIEFIELD STEADING – Living room/ dining/kitchen, bathroom., bedroom.

- OUTSIDE:**
GREENHOUSE – 26’ x 8’ approx.
GARAGE 1 – 16’10” x 15’ (5.15 x 4.6m)
WORKSHOP – 14’10” x 9’ (4.53 x 2.75m)
GARAGE 2 – 17’3” x 15’
GROUNDSMANS STORE AND WC – 10’ x 8’ approx.
WOOD STORE – 8’6” x 3’4”
COAL SHED – 9’9” x 2’6”

SERVICES
Mains services. Telephone.

COUNCIL TAX BAND
Band F. 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.

RATEABLE VALUE :

GUEST WING - £1,025.00
CRAIGIEFIELD LODGE - £1,025.00

ENTRY
By arrangement

VIEWING
For an appointment to view please contact Lows Property Shop

FIXTURES AND FITTINGS
All floor coverings will be included together with the contents of the 3 self-catering dwellings, apart from some personal items.

PRICE
Offers over £925,000







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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.

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