



The Creel, Front Road, St Margaret's Hope, KW17 2SL

The Creel is a substantial 4-5 bedroom detached property which may appeal to those seeking a large spacious family home or a property suitable as a Bed & Breakfast or Restaurant with Rooms.

The attractive property has been enhanced in recent years and enjoys a beautiful outlook over St Margaret's Hope Bay.

**OFFERS OVER
£260,000**



- Offers outstanding potential as a large family home.
- Until very recently has been run as a B&B.
- As a B&B there are 3 en-suite letting rooms, all with sea view, with the 4th en-suite bedroom and bedroom 5 being the owner's bedroom and living room.
- Large open plan living room with dining area.
- Lounge/Day Room.
- Gas/electric professional kitchen with additional Aga stove and food preparation /utility room with walk in store.
- Kitchenette and toilets also on ground floor.
- 2 en-suite bedrooms and 2 store rooms on first floor. 2 further en-suite bedrooms and bedroom 5 /sitting room on 2nd floor.
- Oil fired central heating. Double glazed windows.
- 'C' listed building situated in St Margaret's Hope conservation area. Rear garden.



LOCATION

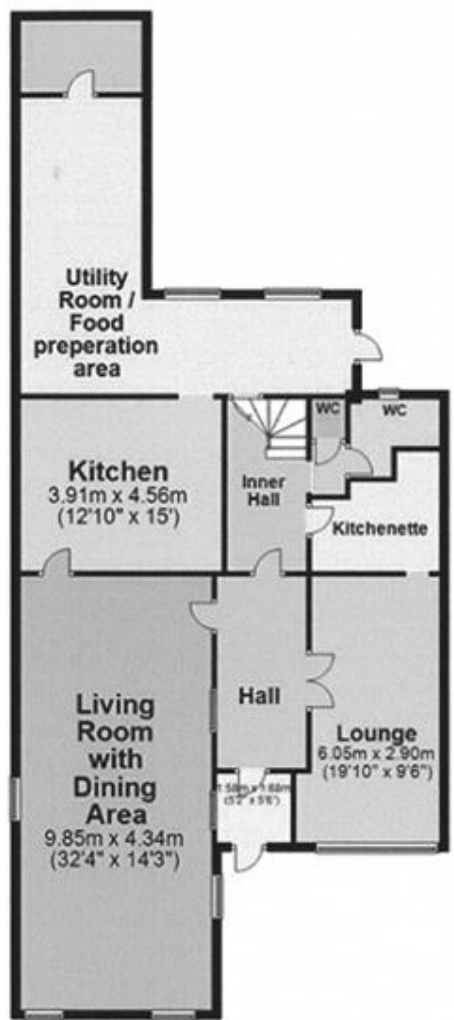
The Creel is situated in the picturesque water front village of St Margaret's Hope. The local amenities include a modern primary school, hotels, shops, post office, bowling and golf clubs. The village also has an hourly bus service to Kirkwall and the ferry terminal for Pentland Ferries is located at the entrance to the bay.



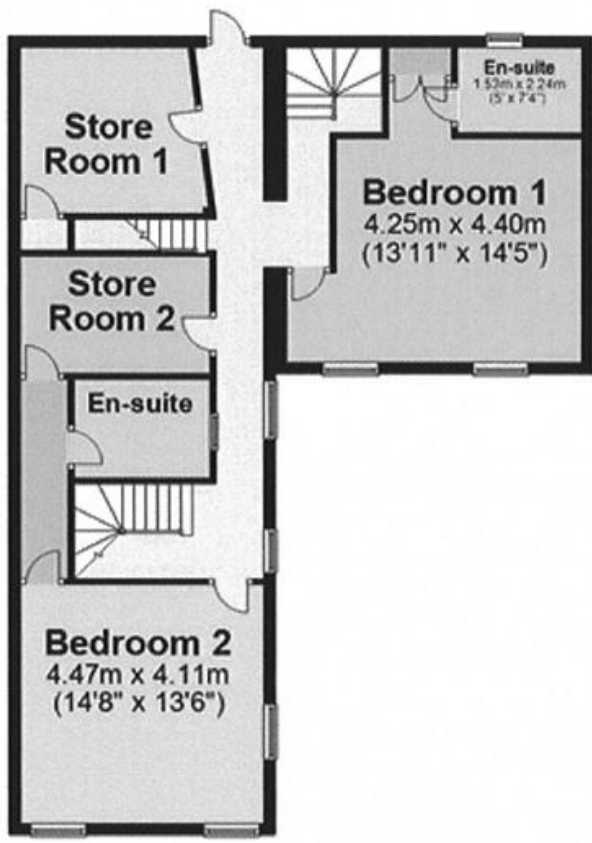
BEDROOM 1



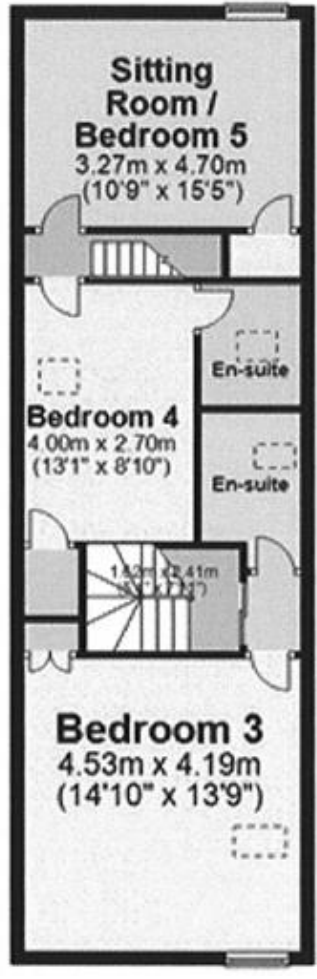
BEDROOM 2



GROUND FLOOR

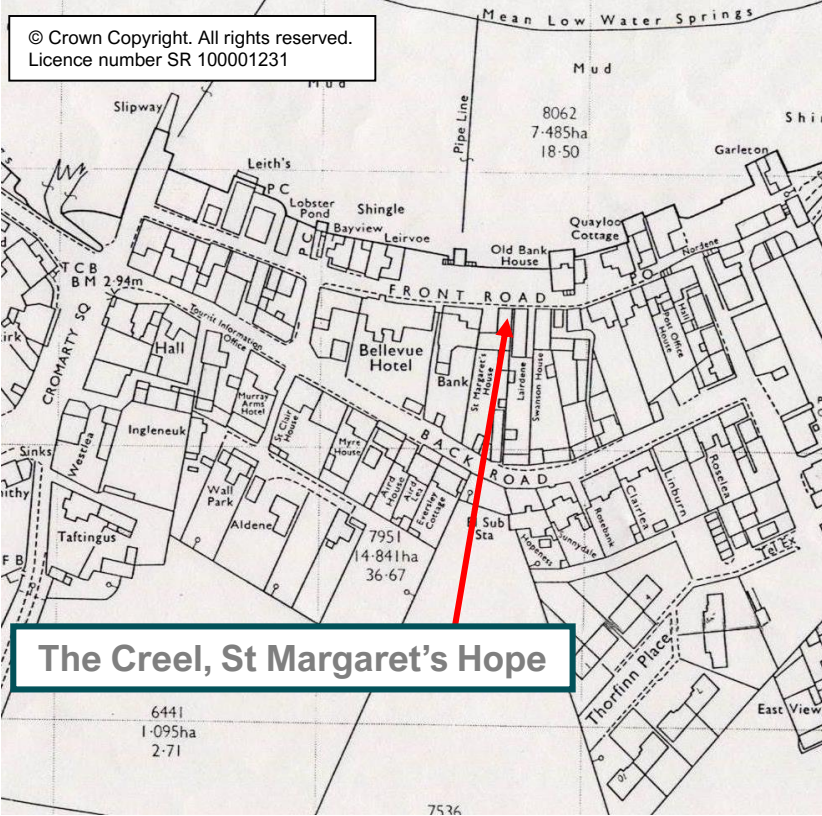


FIRST FLOOR



SECOND FLOOR

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The Creel, St Margaret's Hope



UTILITY ROOM



HALL



SERVICES – Mains services. Telephone.

RATEABLE VALUE – £9,000.

ENTRY – By arrangement.

ENERGY PERFORMANCE RATING – Band .

FIXTURES AND FITTINGS – All floor coverings are included in the sale price. The furniture, with exception of some personal items, are available by separate negotiation..

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

PRICE – Offers over £260,000.

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

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DJMF

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.