



## Eastward House and Cressex Lodge, St. Margarets Hope, Orkney, KW17

**Offers Over <sup>2RN</sup> £495,000**

K Allan Properties are delighted to present this remarkable estate to the market. Cressex Lodge and Eastward House is situated on the outskirts of St Margarets Hope, just a seven-minute drive from the Pentland Ferry berthing port with regular access to the mainland. The village has two restaurants with food service, a bar, a local produce café and two convenience shops including a post office (with a cash facility). There is also a community garden, blacksmith, museum, art gallery, and craft shop.

Together this estate has the potential to accommodate a large extended family, annex or alternatively using Cressex Lodge as a self-catering cottage.

## EASTWARD HOUSE

This traditional seven-bedroom restored former kirk is set in an idyllic rural landscape and has breathtaking views of neighbouring islands across the sea. The ground floor of the property comprises of a large foyer with double doors leading into a large hall, lounge, spacious kitchen, utility room, dining room, office, family bathroom and 2 bedrooms. The First floor comprises of a large lounge, main bedroom with an en-suite, 3 additional bedrooms all with en-suites and a spacious double bedroom.

## CRESSEX LODGE

This one-bedroom bungalow is set in an idyllic rural landscape and has breath-taking views of neighbouring islands across the sea. The property comprises of an entrance hall, open plan kitchen diner/lounge, sunroom, wet room and 1 bedroom. Cressex Lodge benefits from being disabled-friendly and has many features to support this disabled adaption wet-room shower, high-pressure water system, fold-out shower seat, grab rails, and luxurious underfloor heating.

## ABOUT THIS ESTATE

Eastward House benefits from a range of features:

### ECOLOGY CREDENTIALS

Solar panels, air source heating and double-glazed windows.

### SPECIAL FEATURES

Solid maple wood floors, underfloor heating in one bedroom and a fire access facility

### Cressex Lodge

Full-scale disabled adaption replete with wheelchair width doors, disabled adaption wet room and wheelchair height light switches. The wet room has underfloor heating for winter use.

The Lodge was built to conform with prevailing regulations for insulation and retains heat extremely efficiently (the sun lounge acts as a thermal heat source for the cottage).

## BEST ESTATE AGENT GUIDE

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officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## OFFERS TO

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OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

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Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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