



Mucklehouse, Sandwick, South Ronaldsay, KW17 2RJ

Offers Over £375,000

K Allan Properties are delighted to bring this magnificent property to the market. Mucklehouse is an impressive 3 bedroom detached property offering a high standard of accommodation with a beautiful, panoramic sea view.

The outstanding property includes several outbuildings offering potential for further development.

Mucklehouse is set in 1.43 acres or thereby extending to the foreshore with unrestricted access to the sandy beach. The property is in "move-in condition" and has underfloor heating on the ground floor level and radiators on the upper level. Many of the original features have been retained including the stone walls and original holes for a security bar inside the front door. Bedrooms 2 and 3 are on the ground floor with bedroom 2 having an en-suite wet room. A further shower room is situated off the entrance hall next to bedroom 3. The kitchen, living room and dining room offer open plan living with the upper floor level currently being used as a master suite with dressing room and en-suite. A detached outbuilding houses a utility room and a store room which has water and electricity. Adjoining the house is a newly roofed former byre/barn, and adjoining this is a second store and a large garage/store. From the kitchen is a glass panelled door opening into a walled garden. Beyond that is rough grass extending down to the foreshore. To the rear is grass, driveway and parking areas along with a polycrub.

ENTRANCE HALL (3.4m x 1.8m)

Exposed stone work and oak staircase together with a glass panel in the landing floor allowing shared light into the entrance hall. Neutral decor with a natural flagstone floor.

KITCHEN (5.0m x 3.5m)

A cream shaker style fitted kitchen incorporating an electric Rangemaster cooker together with space for a dishwasher and space for an upright fridge/freezer. Dual aspect windows with impressive sea views. Neutral decor and grey quarry tiles on the floor. Additional storage can be found in the under stairs cupboard.

LIVING/DINING ROOM (6.1m x 3.0m)

The living/dining room has exposed stonewalls and offers beautiful views over Sandwick bay along with Velux windows. Solid oak flooring flows throughout this area. The room is completed with an inset pebble effect burner (LPG).

BEDROOM 2 WITH EN-SUITE (3.6m x 3.3m En-suite)

Bedroom 2 is on the ground floor with an en-suite wet room. This neutrally decorate room is complete with oak flooring and benefits from dual aspect windows. The wet room is fully tiled and has white w/c and pedestal basin.

BEDROOM 3 (2.7m x 2.5m)

Situated to the rear of the property is a neutrally decorated bedroom which is currently lending itself as a craft room. This room has dual aspect windows and solid oak flooring.

UPPER LEVEL

From the hall this beautiful oak staircase with glass balustrade leads up to the upper floor hall area which also has a glazed floor which provides natural light into the entrance hall.

MASTER BEDROOM (3.6m x 3.4m)

Presently used as the master bedroom this could also be used as a living room with amazing views over the bay. Velux roof windows and an exposed gable stone wall with feature lintel for a fireplace. In its present layout the owners use this as a master bedroom and incorporate the bedroom as a dressing room and the en-suite creating a grand master suite covering the whole of the first floor level.

DRESSING ROOM (3.3m x 2.9m)

Presently used as a dressing room but could be bedroom 3 with en-suite.

EN-SUITE (3.6m x 1.1m)

Situated off the dressing room/bedroom with a w/c, vanity sink unit and bath where you can enjoy sea views whilst relaxing in the bath and has an impressive WOW factor. With sea views from the bath this bathroom really does have an impressive WOW factor.

UTILITY AND STORE (5.0m x 3.4m, 5.0m x 4.0m)

This original stone building has been insulated, re-roofed and clad on the exterior. The building is split into two sections. The utility has ample space for washing appliances, freezers and useful drying space as the boiler is positioned in this utility room. There is also a w/c.

Store - Situated alongside the utility room with a separate entrance. This is an excellent workshop space.

BYRE (10.0m x 4.4m)

The byre is attached to the property and could provide several different options. Perhaps additional living space or a self contained property. The possibilities are endless. The building has recently had a new roof with Velux windows installed. Please seek advice from the Orkney Islands Council planning department to ensure your plans are possible.

GARAGE/WORKSHOP (12.0m x 6.0m)

Offering a high standard of space with solid wood bifold garage doors and beautiful stone work. The garage benefits from a concrete floor and power.

POLYCRUB (8.5m x 4.0m)

The Polycrub is a robust, durable and resilient polytunnel built to withstand the weathers in Orkney.

GARDEN

Mucklehouse sits on a plot of approx 1.43 acres. There is a large driveway with space for several cars. A newly created section of soil beds sits beside the polytunnel and garage along with a grassed area at the other side of the driveway. Situated to the front of the property overlooking the sea is a secluded walled garden. A flagstone path sits along the front of the property and leads

into a walled garden. Beyond the walled garden is a gate which leads onto the sandy beach.

ADDITIONAL INFORMATION

Council Tax band - C

EPC Rating - D

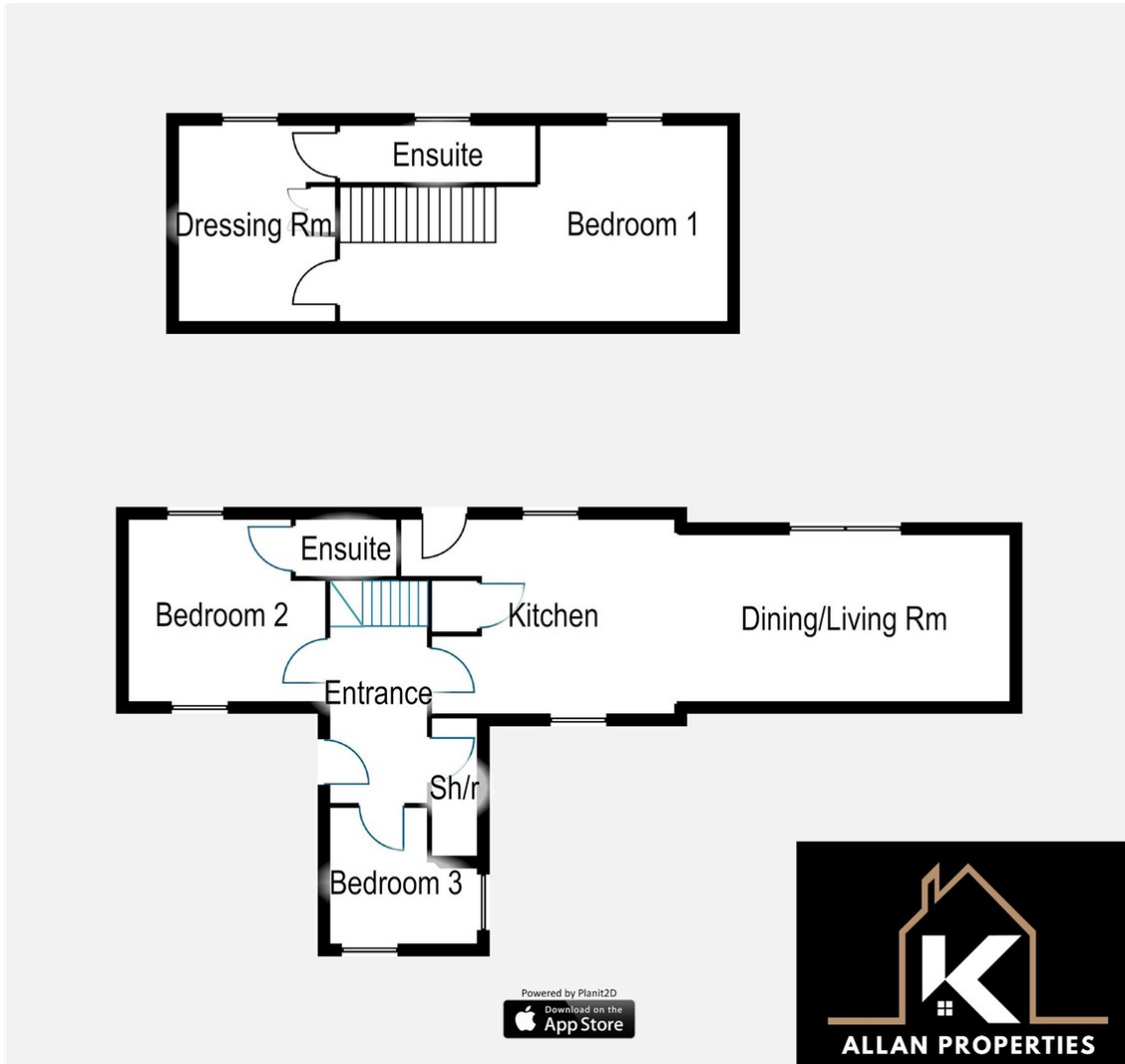
Heating - Oil central heating

Floor space - 109sqm approx.

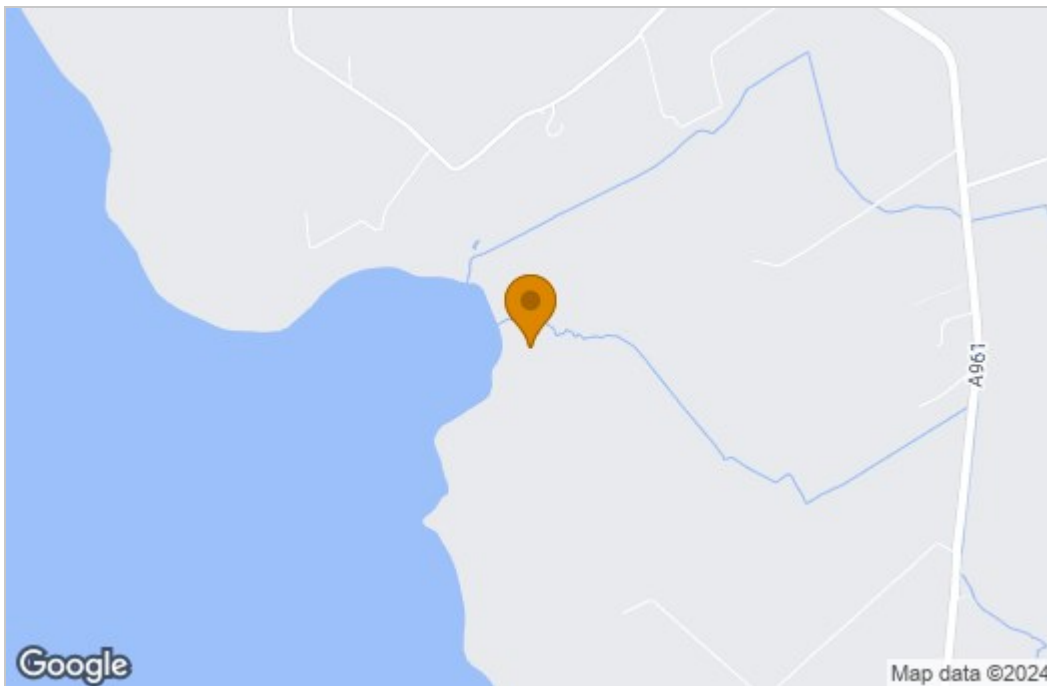
Garden size - 1.43 acres approx.

Septic tank.

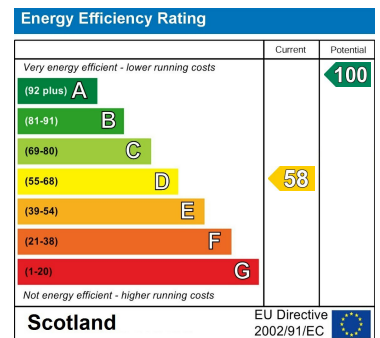
Floor Plan



Area Map



Energy Efficiency Graph



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