

FOR SALE

Hammersmith B&B

Harray

Orkney

KW17 2JR



Offers Over

£235,000

About The Property

LOCATION

Hammersmith B&B is situated in the rural parish of Harray, approximately 10 miles from Stromness and 12 miles from Kirkwall. Harray is in the heart of neolithic Orkney with the property being close to the World Heritage sites of the Ring of Brodgar, Standing Stones of Stenness & Maeshowe.

DESCRIPTION

Hammersmith B&B offers an excellent lifestyle opportunity to purchase an established and successful B&B. Trip Advisor has awarded the property a 2020 Travellers Choice award with the B&B currently having a 5 star review rating.

The property is in walk-in condition and offers an exciting opportunity for those looking to run their own business or could alternatively offer a large family home, subject to obtaining the relevant Local Authority Consents.

The detached property has ample private parking to the side of the property with rear garden & shed / workshop. There are double glazed UPVC windows, oil fired boiler to radiator central heating system, wood burning stove to guest breakfast room and kitchen with modern built in units, electric oven, gas hob & ceramic sink.

All offers should be submitted in writing to d and h, 56a Albert Street, Kirkwall, Orkney, KW15 1HQ with whom potential purchasers should register their interest if they wish to be advised of a closing date.

Guest Breakfast Room



Kitchen



Accommodation

Ground Floor

- Entrance hallway
- Guest breakfast room
- Brodgar superking / twin guest room & en-suite
- Separate W.C with wash hand basin
- Kitchen
- Sitting room

First Floor

- Landing
- Utility room
- Sun room
- Stenness double guest room & en-suite
- Maeshowe twin guest room & en-suite
- Owners bedroom & en-suite

All en-suites are fitted with a shower, wash hand basin & W.C.

The property is fully fitted as a guesthouse with fixtures & fittings available by separate negotiation. A full inventory will be provided to interested parties on request.

Each guest room is currently equipped with digital TV with integrated DVD player, hairdryer & tea / coffee making facilities.

There is fibre optic broadband to the property with further information on the business available at www.hammersmithbb.co.uk

Hammersmith B&B is located in a prominent roadside position and enjoys excellent views over the surrounding countryside.

Sitting Room



Sitting Room

Photographs

Brodgar Guest Room



Stenness Guest Room



Maeshowe Guest Room



Maeshowe En-Suite

Photographs

Owners Bedroom



Sun Room

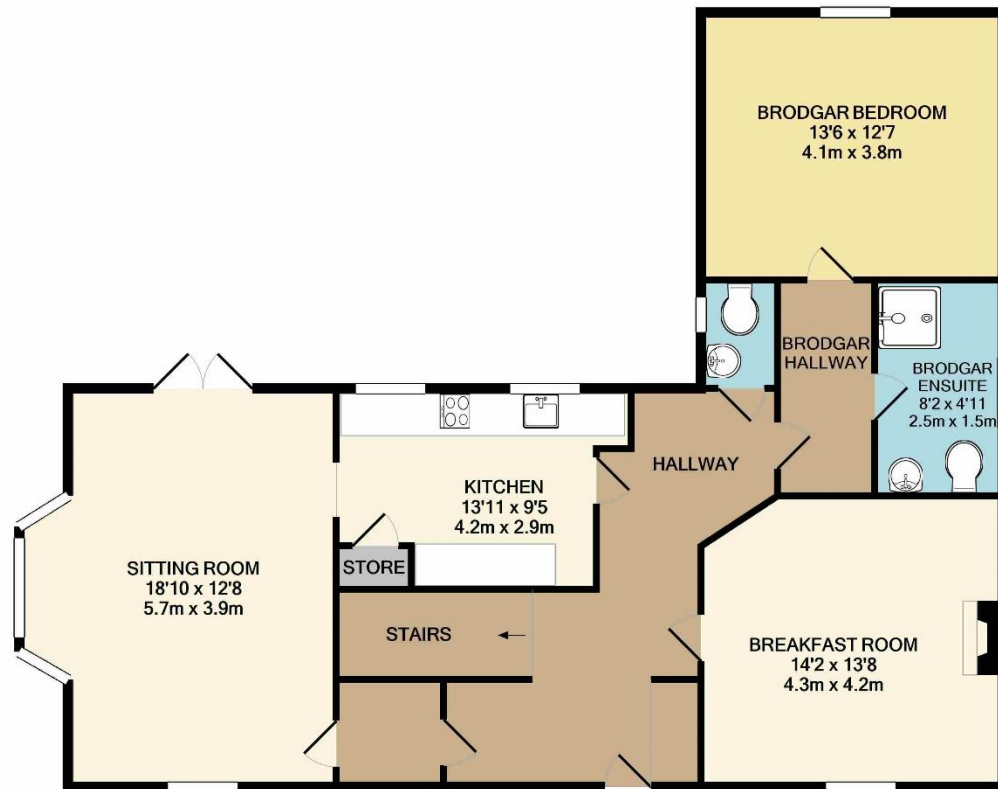


Garden

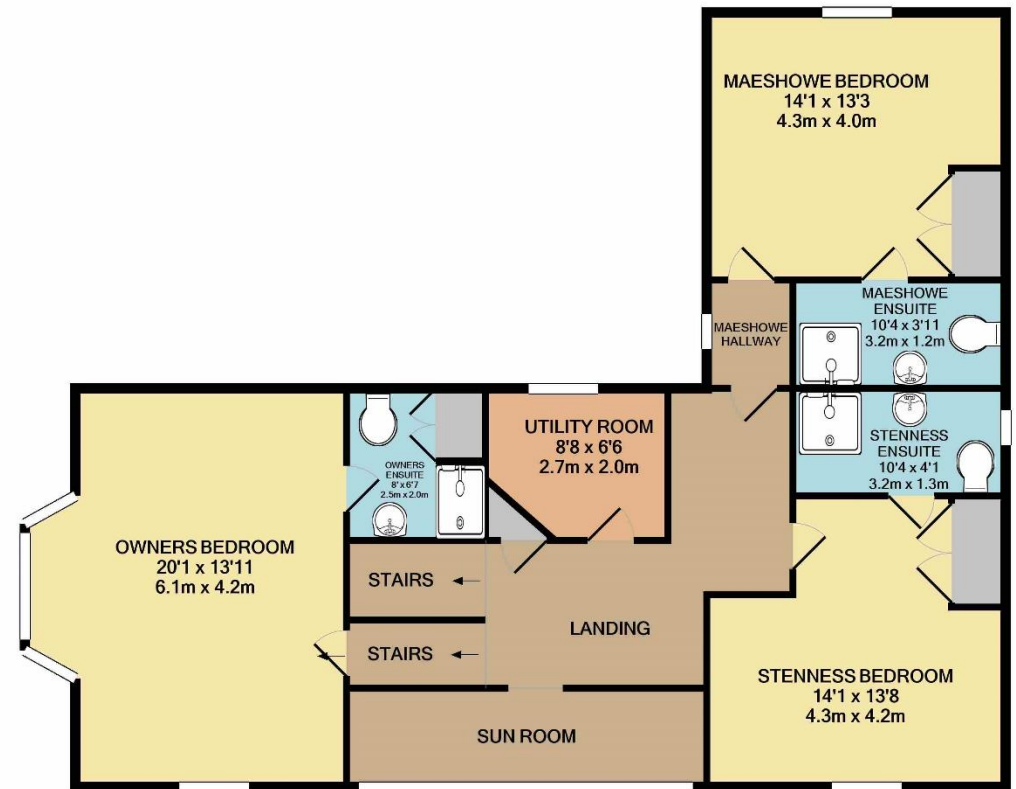


Views

Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX / RATEABLE VALUE

The property is in Band A. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold and will be dependent on use. This may result in the Band being altered. Rateable value is currently £3,500.

ENERGY PERFORMANCE RATING

The property has an energy rating of band E (43).

ACCOUNTS

Abbreviated trading accounts will be made available by permission of the owners to interested parties.

SERVICES

Mains electricity & water. Private septic tank.

FIXTURES AND FITTINGS

Fixtures & fittings are available by separate negotiation. A full inventory will be provided to interested parties on request.

PRICE

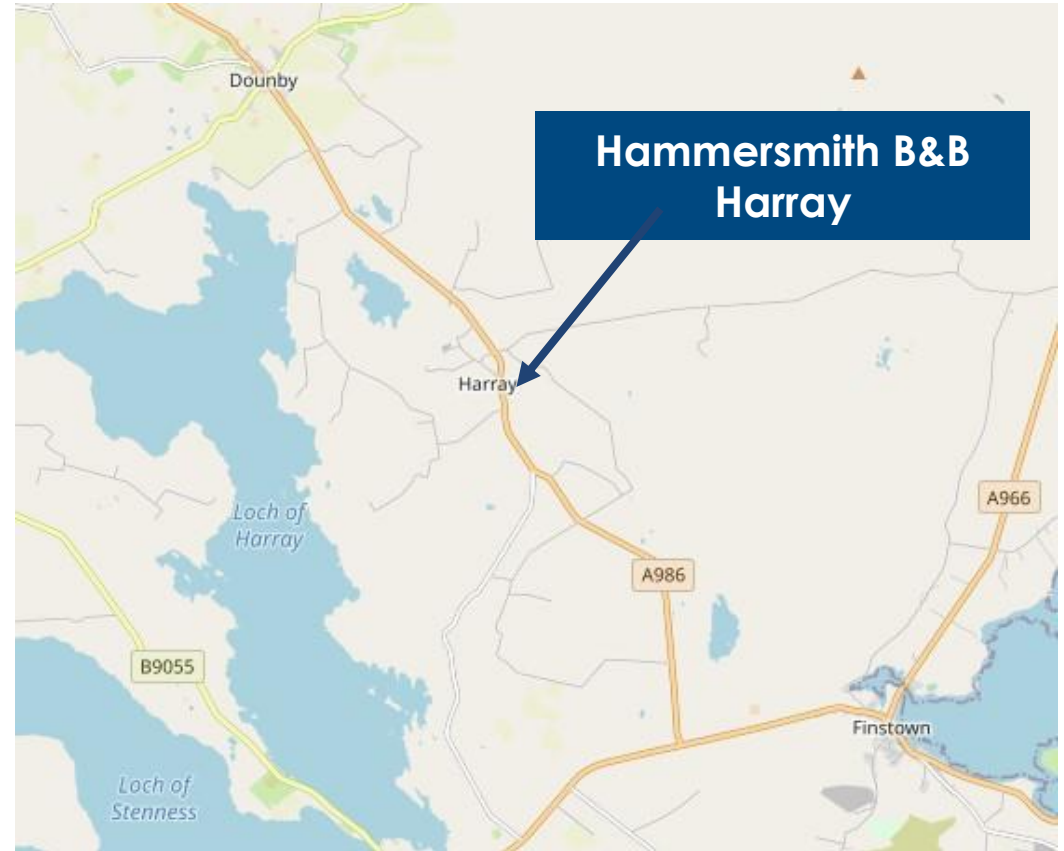
Offers over £235,000 are invited.

VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872 216

Email: enquiries@dandproperty.co.uk



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NOTES - These particulars have been prepared following inspection of the property on the 12 November 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

d and h
56A Albert Street
Kirkwall
Orkney
KW15 1HQ



www.dandhlaw.co.uk