



The Old Smokery, Stromness, Orkney, KW16 3JP
FOR SALE – Offers over £250,000



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- Two self-contained units
- Electric underfloor heating with electric room heaters
- Double-glazed windows
- Outside BBQ and seating area

The Old Smokery offers a unique life-style opportunity to purchase a successful self-catering business, with the possibility of purchasing a beautiful family home.

The Old Smokery, comprising two self-contained units, are well-presented and maintained to a high standard throughout. The property sits in a large plot which is laid to lawn, with a graveled parking area. The self-catering units could be re-instated to a family home offering accommodation for extended family or to one self-catering unit, both options with the appropriate consents.

Situated in rural Stromness with spectacular countryside and sea views towards Hoy, The Old Smokery is only a few minutes' drive from the parish's historic town centre which provides an excellent selection of independent shops, restaurants, art galleries and a museum. Stunning coastal trails and beaches are only a short drive away; whilst also being conveniently located for exploring archaeology sites.

The Stromness Travel Centre, bus stop and ferry services located nearby provide extensive travel links, including to Kirkwall, the south isles and the Scottish mainland. Kirkwall airport is located approximately 15 miles away.

Details for the linked family home, Blustery Braes, can also be found on our website.



The Old Smokery Self-Catering 1

Reception

Entry through uPVC double glazed glass doors. Vinyl flooring. Open to hallway which gives access to kitchen/living room, shower room, bedroom and second self-catering apartment.

Bedroom

Double bedroom. Carpet. Window panels to reception. Wall mounted shelves with mirror.

Shower Room

Vinyl flooring. Heated towel rail. Cupboard housing water tank. Floor mounted unit providing extra storage space, washing machine and tumble drier. WC. Wash hand basin set in vanity unit. Double walk in shower enclosure with rainfall shower head and hand held attachment. Privacy glazed window to the rear.

Kitchen

Open plan to living room. Vinyl flooring. Floor mounted units with worktop space going into breakfast bar. Sink with stainless steel mixer tap and drainer. Integrated dishwasher, oven and stove top. Extractor hood.

Living Room

Open plan to kitchen. Vinyl flooring. Window to side.



The Old Smokery Self-Catering 2

Vestibule

Entry through uPVC double glazed, part privacy glazed doors. Vinyl flooring. Window to side. Spacious under stairs cupboard. Meter cupboard. Access to hallway and living room via stairs.

Hallway

Vinyl flooring. Access to shower room and kitchen.

Shower Room

Vinyl flooring. Heated towel rail. Enclosed, double shower cubicle with mains pressure shower. Privacy glazed window to the side. WC. Wash hand basin set in vanity unit. Extractor fan.

Kitchen

Wall and floor mounted units with worktop space. Stainless steel sink and drainer with mixer tap. Integrated dishwasher, oven and stove top. Splash back behind stove top and select counters. Extractor hood.

Living Room

Carpet. Velux window to side. Loft access. Access to bedrooms.

Bedroom 1

Double bedroom. Carpet. Double aspect windows to side and rear. Access to eves.

Bedroom 2

Single bedroom. Carpet. Window to front. Access to eves.

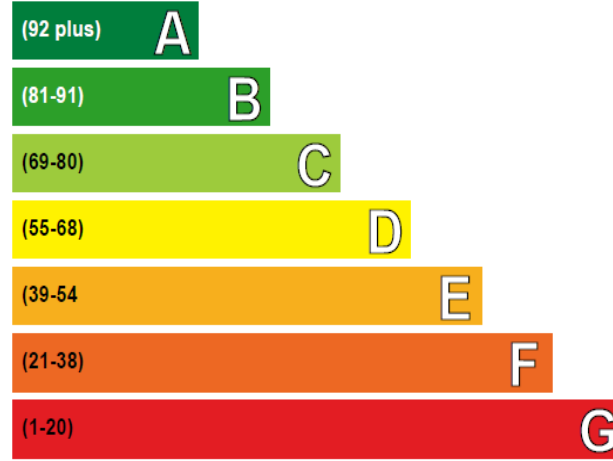


Floor Plans



EPC

Very energy efficient - lower running costs



Current	Potential
	93
64	

Not energy efficient - higher running costs

COUNCIL TAX

Rateable Value- Self-Catering Units - £2,300

ENERGY PERFORMANCE RATING

The property has an energy rating of band D.

SERVICES

Mains electricity and water. Private septic tank.

FIXTURES AND FITTINGS

White goods, floor and window coverings are included in the sale price.

CONTENTS

Contents of the self-catering apartments may be included.

PRICE

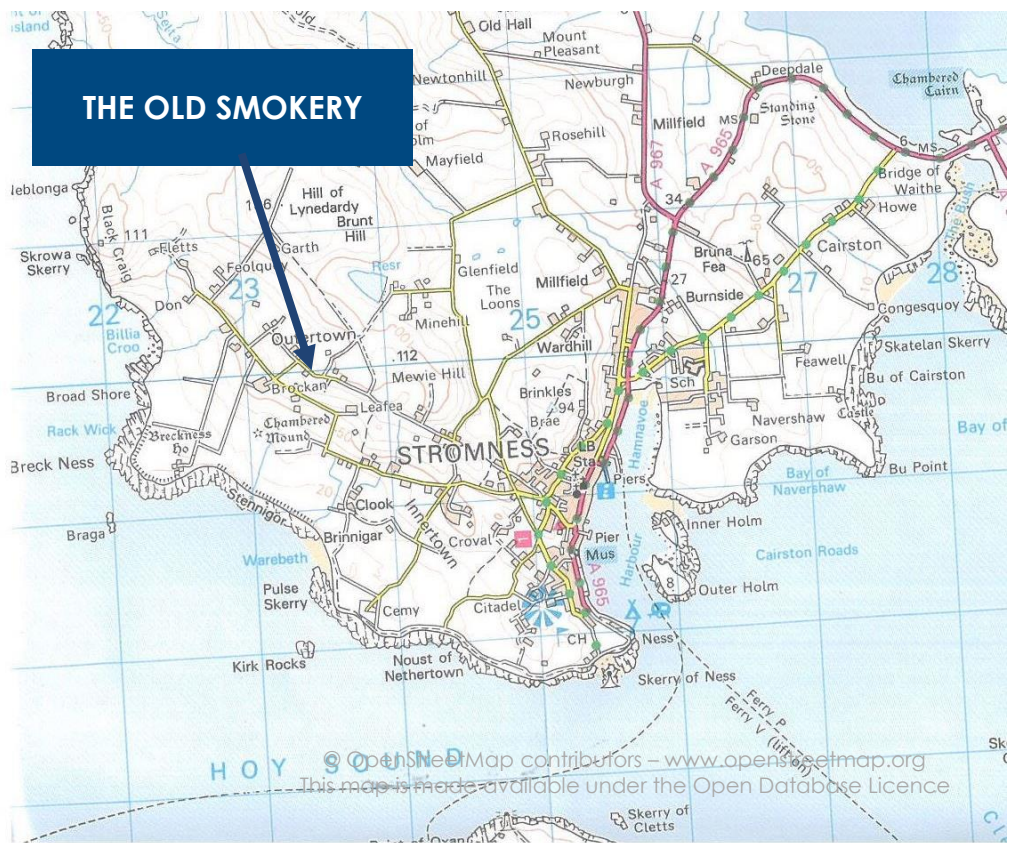
Offers over £250,000 are invited.

VIEWING

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

Telephone: 01856 872 216
Fax: 01856 872 483

Email: hello@dandh.co.uk
***All viewings are conducted at the viewers own risk.**



NOTES - These particulars have been prepared following inspection of the property in June 2023 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.