



## The Creel, Front Road, St Margarets Hope, South Ronaldsay, Orkney, KW17 2SJ Offers Over £300,000

Welcome to this stunning property located in the charming village of St Margarets Hope, South Ronaldsay. This spacious property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 5 bedrooms and 6 bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

This commercial premises has a fantastic potential for a variety of businesses purposes or even to be converted into a beautiful family home subject to planning.

Don't miss out on the opportunity to own a piece of paradise in South Ronaldsay. Contact us today to arrange a viewing and experience the beauty of this exceptional property for yourself.

Situated in a stunning location on the waterfront, this commercial property is an open book of opportunity. With its breathtaking views and tranquil ambiance, the property offers an unparalleled setting for a variety of business ventures. Previously operated as a successful B&B, it has a proven track record in hospitality, making it an excellent choice for those looking to continue in the same industry or explore new possibilities.

The ground floor is well-equipped, featuring a kitchenette and toilets, providing convenience for both guests and staff. The layout is practical and versatile, allowing for easy adaptation to suit different business needs. The property's Grade C listing in a conservation area not only ensures its unique character and historical value are preserved but also adds a prestigious and attractive element for customers and clients.

The waterfront location is a significant draw, offering not just stunning views but also potential for various water-based activities. This prime setting can enhance the appeal of your business, whether it be a boutique hotel, a charming café, or a creative workspace. The surrounding area, known for its beauty and conservation efforts, attracts visitors and locals alike, ensuring a steady flow of foot traffic.

This property is more than just a commercial space; it's a canvas for your entrepreneurial dreams. Its rich history as a B&B combined with its modern amenities and exceptional location make it a rare find. Embrace the opportunity to create something special in this magnificent waterfront property.

### SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Telephone: Connected

Heating: Oil fired

### BEST ESTATE AGENTS GUIDE

When you choose to work with us, you are 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.

### EPC - BAND E

### COUNCIL TAX - BAND A

### 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

K Allan Properties

Watergate

Kirkwall

KW15 1PD

[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

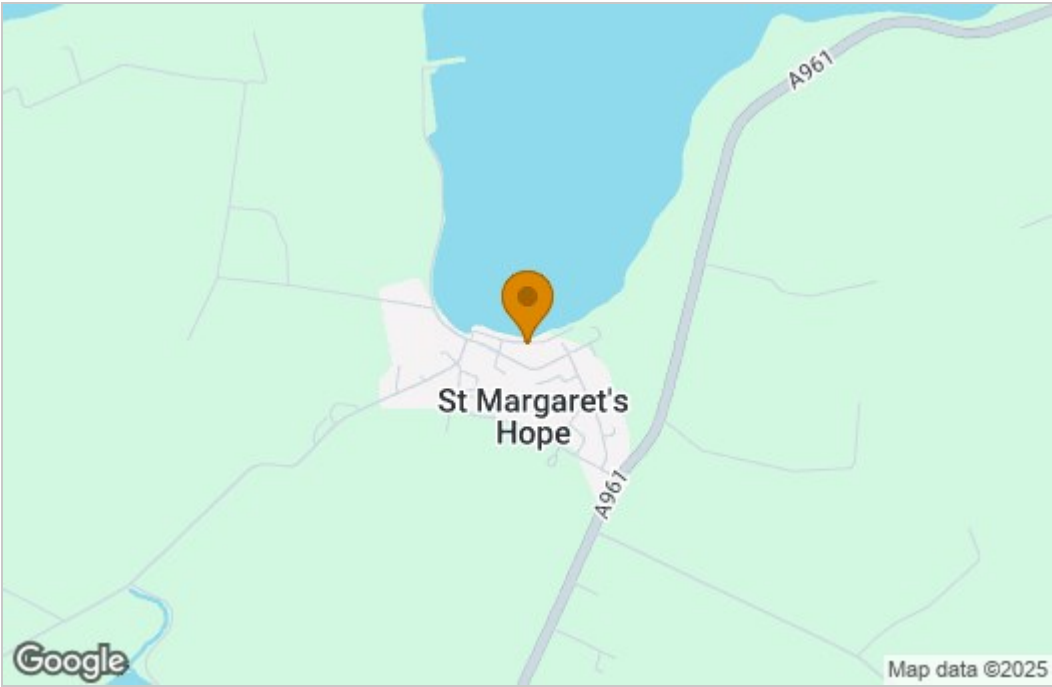
### DISCLAIMER

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.

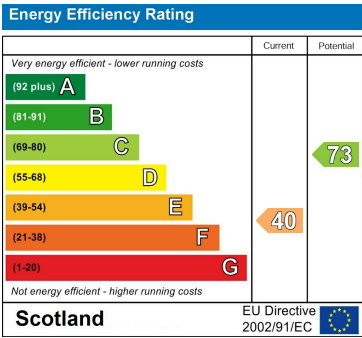
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.