



The Creel, Front Road, St Margaret's Hope, South Ronaldsay, Orkney, KW17 2SJ Offers Over £300,000

Set on the edge of St Margaret's Hope Bay, The Creel is a beautifully positioned Grade-C listed property offering uninterrupted sea views, generous living space, and remarkable flexibility. Whether you dream of a coastal family home, a creative retreat, or a boutique hospitality venture, this characterful building provides a unique canvas in one of Orkney's most picturesque villages.

The property has historically operated as a successful B&B, and the layout still reflects that. It has fantastic potential for a variety of business purposes, continuing as a hospitality business or conversion into a beautiful, large family home (subject to planning).

The heart of the property is its expansive open-plan living and dining area, where large windows frame the ever-changing bay. Five spacious bedrooms and 6 bathrooms make the home ideal for multi-generational living, guest accommodation, or a hybrid live-work lifestyle.

Step outside to enjoy the sheltered garden, watch boats in the harbour, or stroll to local shops, cafés, and the ferry terminal. The Creel's location offers tranquillity without isolation – perfect for those seeking a slower pace of life with strong community ties.

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

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VIEWINGS

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