

## The Old St. Nicholas Manse, Holm, KW17 2SD

Offers Over £745,000

Situated in a spectacular rural beachside location, the Old St Nicholas Manse offers a rare opportunity to own a beautifully renovated former manse, with mature, C1700 dry stone walled garden.

Tastefully decorated to an exceptional standard, and with elegantly proportioned rooms this unique property offers ample space for a range of uses, such as a family home or holiday accommodation. This home would work as a large four bedroom family home with three bedroom annex, or as an impressive seven bedroom house.

The Manse benefits from panoramic sea views, overlooking the Bay of Cornquoy to Burray and other Islands.

The ground floor comprises a rear entrance hall with original flagstone floor, wc, large country kitchen with an Aga range, utility/shower room with ample storage, stylish wood paneled dining room with open fire, generous lounge with open fire, front hall with tiled floor, and a conservatory with beautiful garden views.

The first floor has four double bedrooms, all with en-suite bathrooms.

The second floor comprises a sunny kitchen/living area, three bedrooms and two bathrooms.

The Manse is approximately 9 miles from Kirkwall and 4 miles from the village of St Mary's.

Electricity: Mains

Water: Mains

Drainage: Septic Tank

Heating: Oil Central Heating

Upper Floor Heating: Oil Central Heating and Immersion Water Heater

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#### VIEWINGS

By appointment only, arranged through K Allan Properties.

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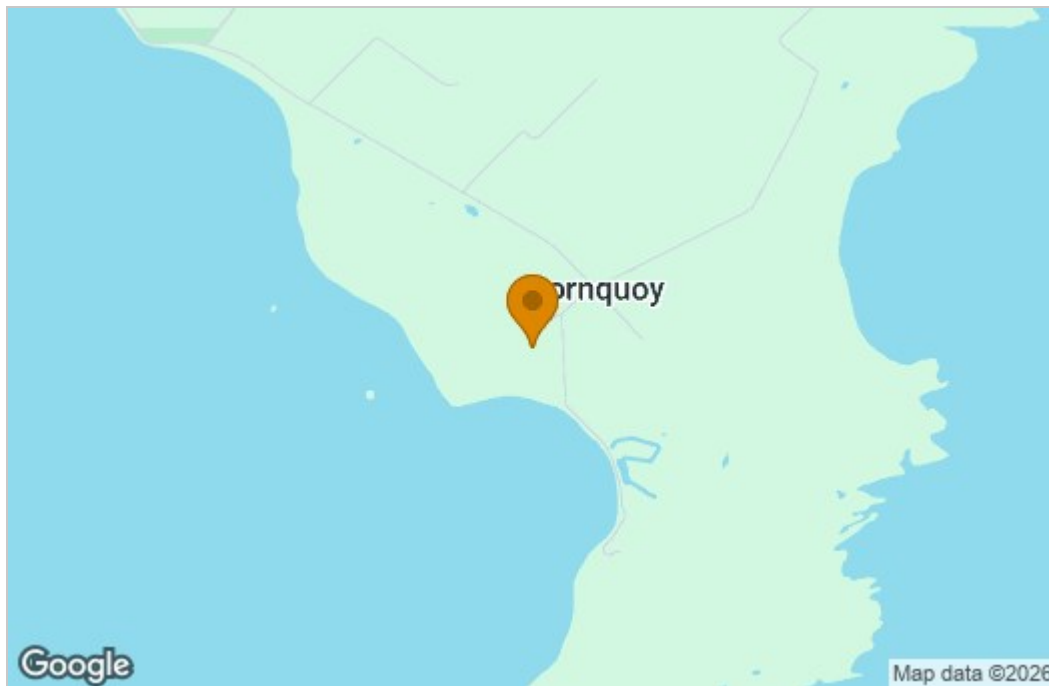
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

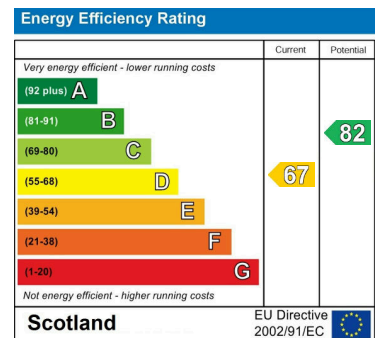
# Floor Plan



# Area Map



# Energy Efficiency Graph



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