



Bu Hoxa, St. Margarets Hope, Orkney, KW17 2TW

Offers Over £545,000

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# Bu Hoxa Bu Hoxa

Orkney, KW17 2TW

- 3 BEDROOM FAMILY HOME WITH 2 ANNEXES
- STUNNING PANORAMIC VIEWS
- FLEXIBLE ACCOMMODATION WITH DEVELOPMENT OPPORTUNITIES
- PEACEFUL LOCATION
- WHAT3WORDS LOCATION: [notched.spot.rigs](#)
- VIRTUAL TOUR AVAILABLE ON OUR WEBSITE
- TO BOOK A VIEWING CONTACT OUR OFFICE

Bu Hoxa is an inviting, 3 bedroom family home with 2 annexes in a spectacular rural location in South Ronaldsay. This property offers a unique opportunity for those seeking a spacious family home with additional, flexible living options in a stunning location with amazing views out to Scapa Flow, Flotta and Hoy.

The characterful main house is beautifully presented, with three bedrooms including an impressive, recently completed master bedroom suite. The first annex is move-in ready, and spacious with a double ensuite bedroom and sheltered decked seating area to the rear. The second annex was a popular tearoom and has now been partly converted into living accommodation with a stunning master bedroom suite and dining room completed to an excellent standard so far.

Outside, there is a garage (approx. 3.5 x 4m), shed (approx 5 x 4m) and stable (approx 4.5 x 3.5m). There is a private, enclosed rear garden, a large front garden with gravel area and ponds, and ample parking.

Whether you envision a guest suite, a home office, multi-generational living or a creative studio, the possibilities are endless. The main house and first annex are already comfortable living spaces, while the second annex does require some renovation, allowing you to create a space that truly reflects your needs.



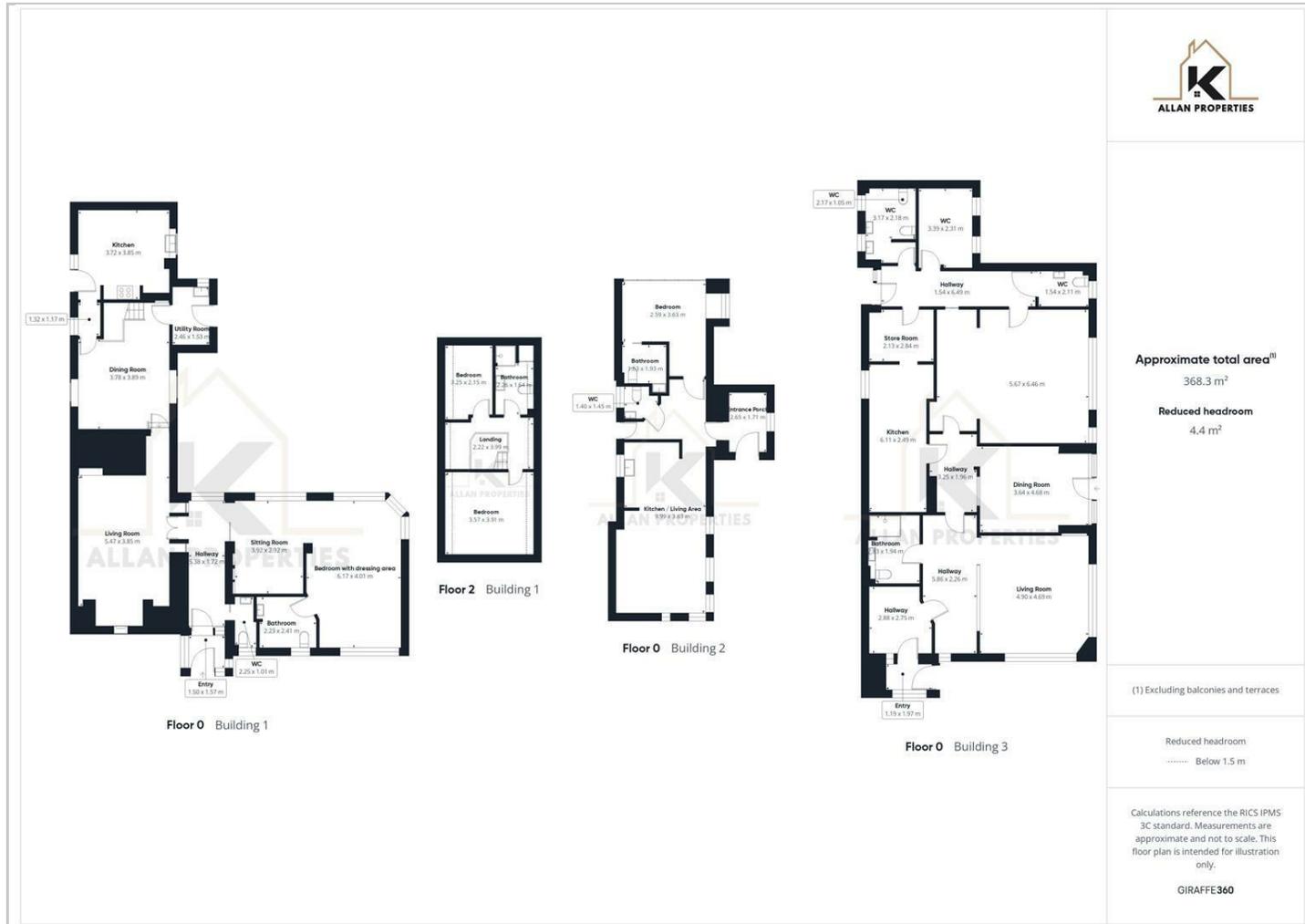


Directions

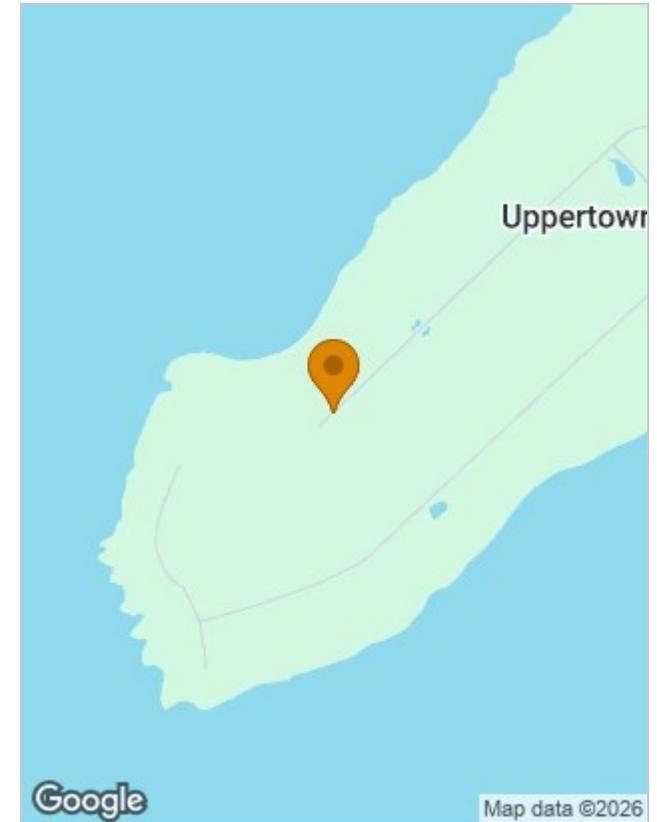




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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