

Vinya Heim

Former School and Schoolhouse, Deerness



Fixed Price: £185,000. The sellers will consider separate offers for the school and for the house.

The former schoolhouse is a traditional stone built 2 storey dwelling house which has been renovated and transformed into a desirable family home benefiting from oil fired central heating. The adjoining school building requires renovation. The property is C (S) listed with Historic Scotland.

There is a licensed grocery store close by; St. Andrews Primary School is 3½ miles away; Grimsetter Airport 7 miles and Kirkwall 10 miles

The house and garden, and the former school and playground may be purchased separately as shown on the boundary plan annexed

SCHOOLHOUSE:

GROUND FLOOR:

Porch: 7' x 6'

Hallway: 10' x 7'



1 radiator; 1 DPP; cupboard under stair

Sittingroom: 14' x 14'





2 windows; tiled open fireplace; 1 radiator; 3 DPP; 1SPP

Livingroom: 13' x 12'6"



1 window; tiled open fireplace; 2 shelved wall cupboards; 1 radiator; 2DPP

Kitchen: L shaped 7'x 3'6" and 9'x 7'



2 windows; fitted wall and base units; stainless steel sink; gas hob and electric oven; electric extractor fan; walk-in pantry with shelving; 3 DPP and cooker point and socket; 1 radiator

Utility Room: 13' x 7'



1 window; double "butlers sink"; oil fired boiler and water tank; 2DPP; concrete floor; back door leading to garden and outbuildings.

Generous stair to first floor with half landing and radiator

FIRST FLOOR:

Landing: 16' x 3'

with access hatch to loft

Bedroom 1: 14' x 14'



2 windows; tiled open fireplace; shelved alcove; panelled door; 1 radiator

Bedroom 2: 14' x 12'



1 window; shelved alcove; small dressing room (7' x 5'6"); panelled door; 1 radiator; 1DPP

Bedroom 3: 13' x 8'



1 window; tiled open fireplace; panelled door; 1 radiator; 2 DPP

Bathroom: 8' x 7'6"



1 window (opaque glazing); white suite; bath with electric instant shower (Redring); w.c.& w.h.b. with light and shaver socket; door with 2 glazed panels

FORMER SCHOOL BUILDING:

The adjoining school building requires renovation. Measurements on floor plan below.

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Viewing: Contact the selling agents or the owners, Mr and Mrs Humphreys on 01856 741238 or 07756834797

Entry: Immediate

Services: Mains water, electricity, and telephone

Drainage: To private septic tank

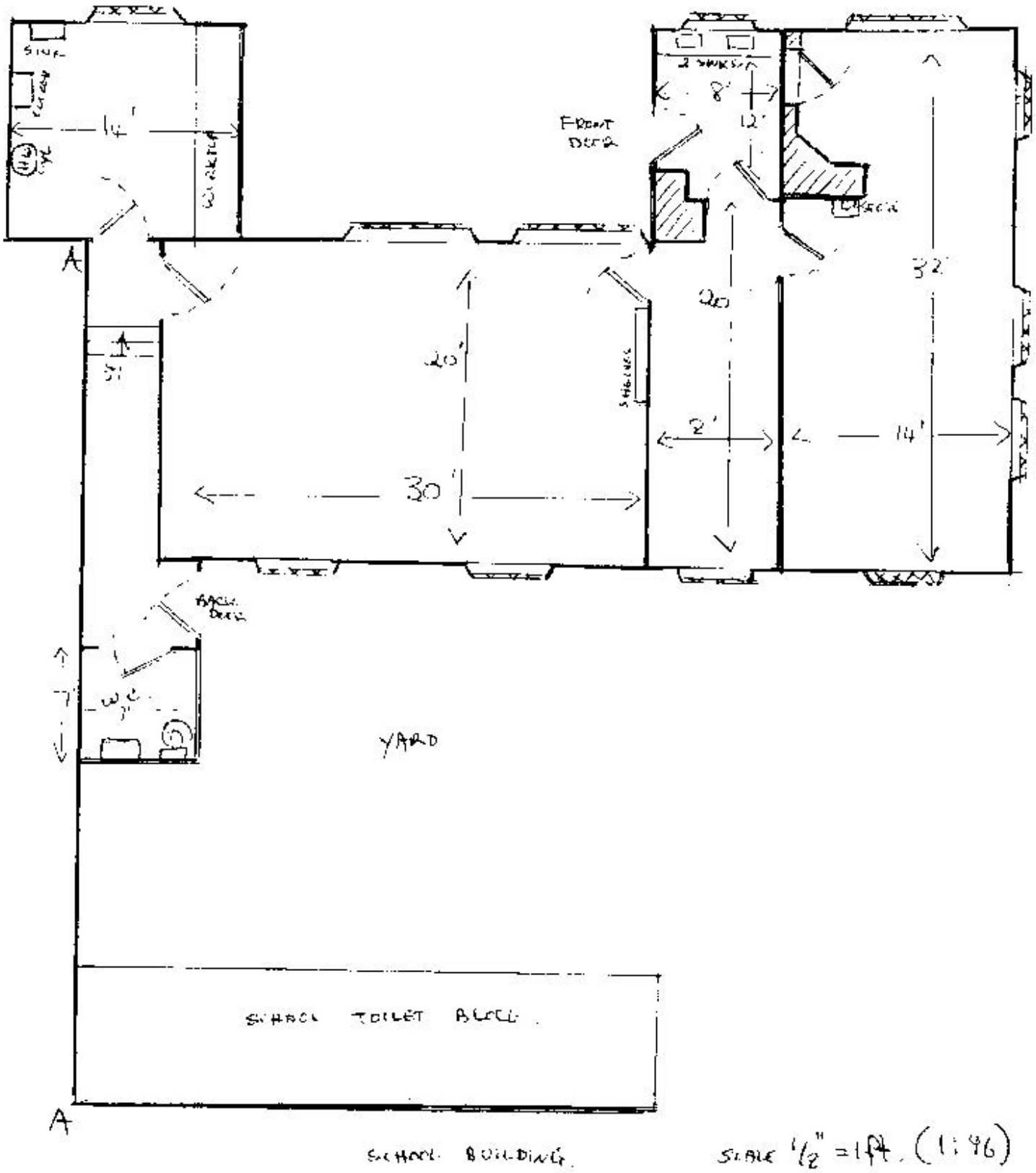
Schoolhouse: Council Tax: Band C

School: Rateable value: £1,100 per annum

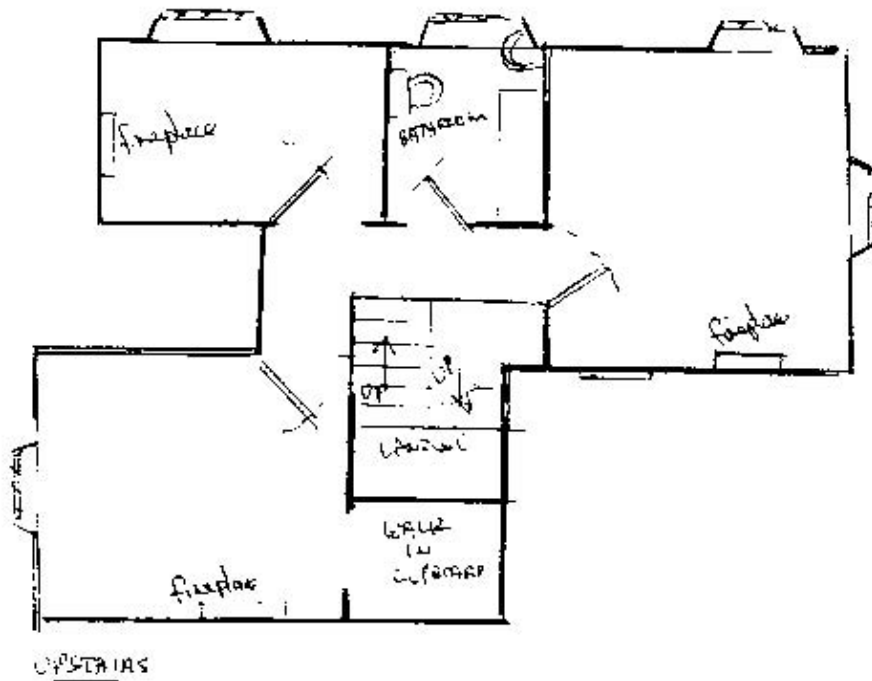
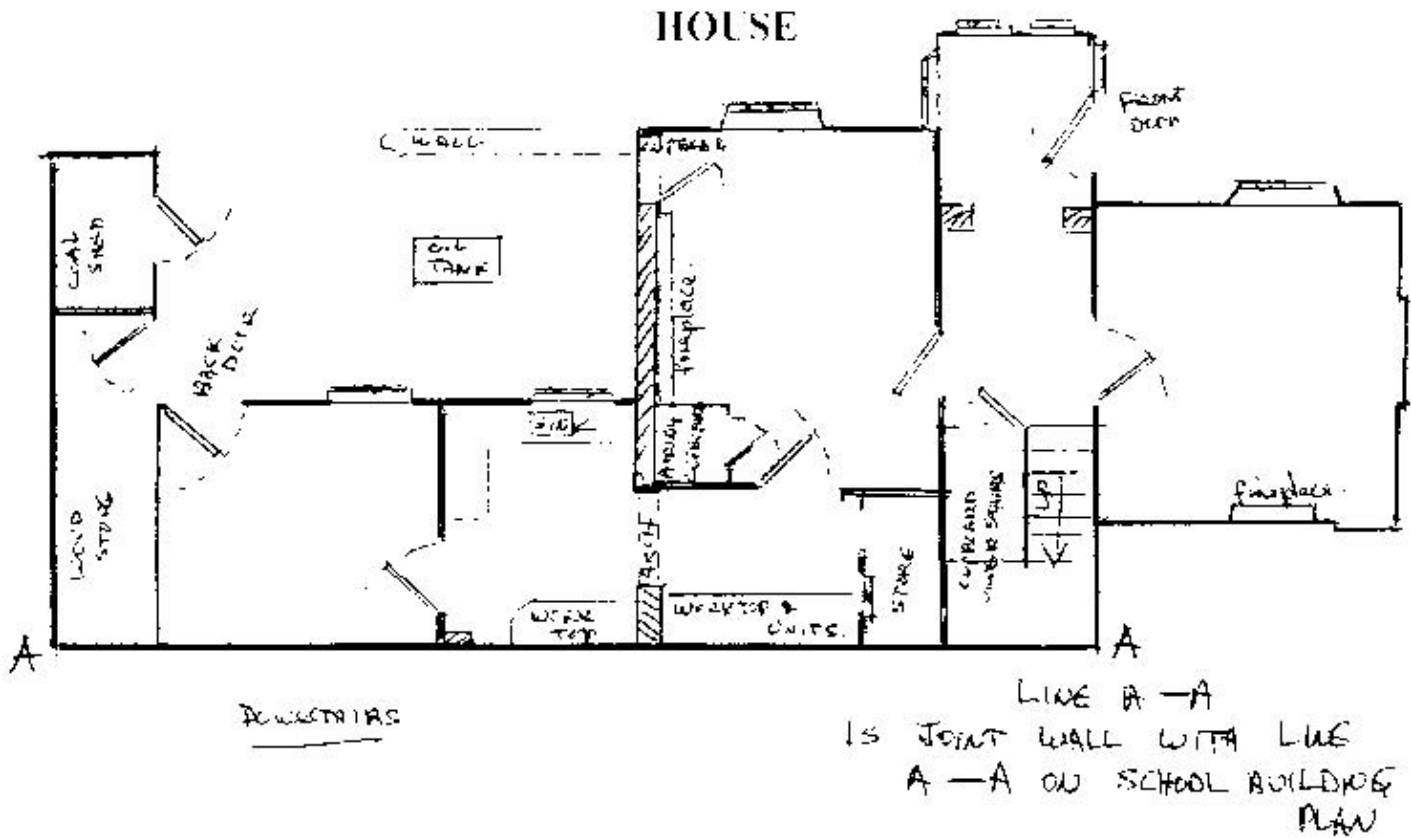
Offers: Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a solicitor will be advised of any closing date for offers

While the above particulars are believed to be correct they are not warranted and should not be referred

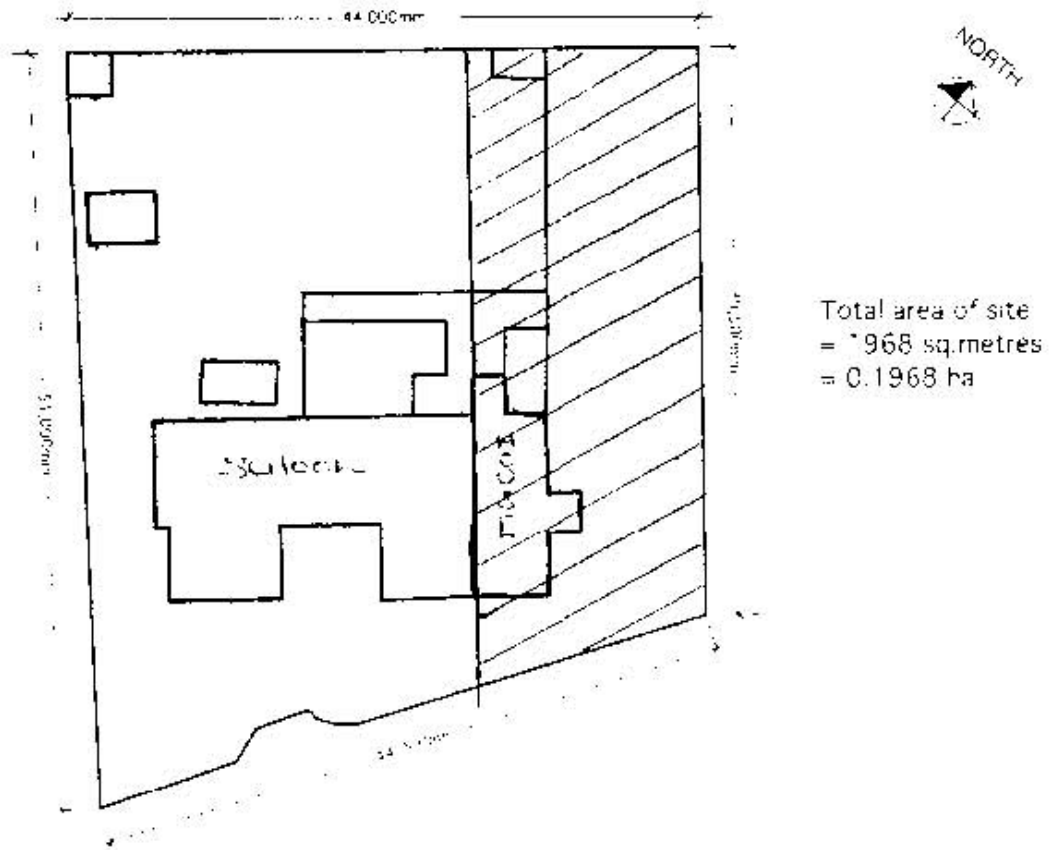
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FLOOR PLAN OF FORMER SCHOOL BUILDING

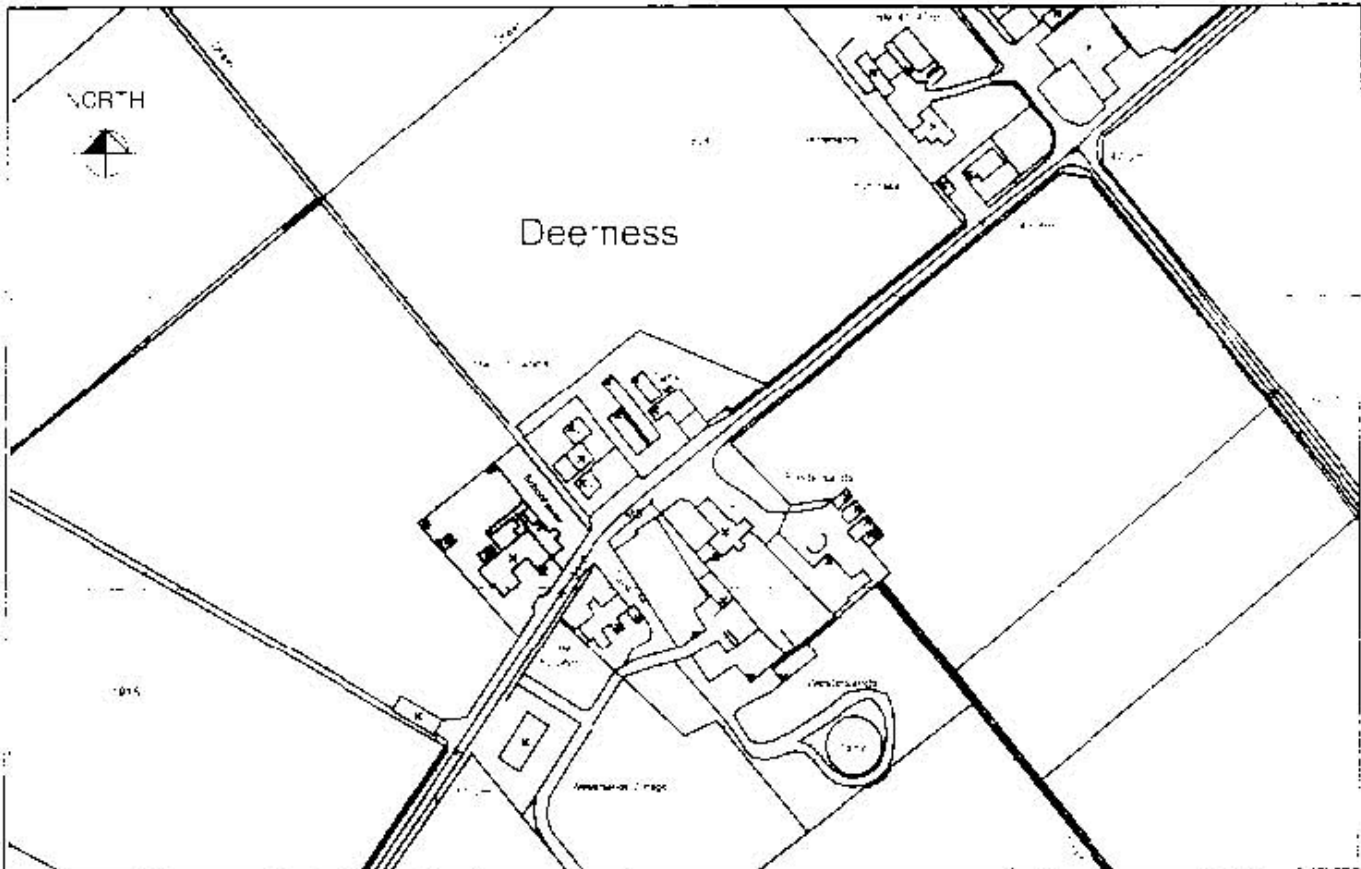


FLOOR PLAN OF SCHOOLHOUSE



SITE PLAN Scale 1:500

All dimensions are for thereby



LOCATION MAP Scale 1:2500 O.S. map ref. HY5605



LOCATION MAP Scale 1:2500 O.S.map ref: HY5695