



PEACE HOUSE, QUOYLOO ROAD, SANDWICK,
STROMNESS, KW16 3LT

FOR SALE – Offers in the region of £325,000



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Peace House, Quoyloo Road, Orkney

- New build detached property
- Rural location
- Move In condition
- Neutral and stylish decor
- Air source heat pump, underfloor heating, electric heated towel rails and multi fuel stove
- Systemair ventilation system
- uPVC double-glazed windows and doors
- Integral garage
- Off-street parking

Peace House is a spacious new build detached property. The property is in a move in condition and neutral stylish decor. Situated in a rural position in the heart of Quoyloo.

This property has been designed with efficiency in mind, featuring a highly insulated interior and an air source underfloor heating system throughout. It also boasts a stylish and bright sitting room, modern kitchen with space for dining table, utility room, modern shower room, and family bathroom with three good- sized bedrooms. There is the benefit of access to the property through the integral garage and a generous garden.

Peace House is located approximately 4 miles from Dounby village that has a pharmacy, Asda, hotel with restaurant and school. Stromness is located approximately 9.5 miles away. There are independent shops, supermarket, post office , schools, sports amenities and one of the main ferry ports. Kirkwall, and the further amenities located there, are approximately 17 miles away.

This property would be ideal for a wide range of purchasers including those that are looking for a family or investment property. We highly recommend viewing to see the full potential of this stunning property.



Ground Floor Entrance

Hallway

Entry through full-panel external uPVC door. Double recessed cupboards with hanging space and shelving. Access to the sitting room and hallway.

Sitting Room

A bright and stylish room features full-height corner windows to front and side aspects. Multi-fuel stove with a tiled surround, hearth, and mantle, as well as wall spotlights. There is access to the entrance hallway.

Kitchen / Dining Room

Full-height windows to front and side aspects. Offering a light-filled room. Howdens Kitchens stylish floor and wall-mounted units with a good run of laminate worktop space. Laminate upstands. Integrated full-height fridge freezer. Stainless steel sink with drainer and mixer tap. Oven with ceramic hob, stainless steel splash back and extractor. Integrated dishwasher. Generous and bright dining area perfect for family gatherings. Access to the hallway and utility room.

Utility Room

A window to the side aspect and a half-glazed door. Floor units with ample worktop space and space for white goods. Stainless steel sink and drainer with mixer tap. Access to Kitchen and Dining Room, cupboard and garage.

Cupboard

Large cupboard housing water heater and controls with extra room for storage. Access to the utility room.



Family Bathroom

Privacy-glazed window to the rear aspect. Wash hand basin with vanity unit. Bath with a shower mixer. W.C. Tiling. Mirror and light. Heated towel rail. Thermostat. Access to hallway.

Bedroom 1

Windows to front and rear aspects. Double bedroom. Two built-in wardrobes with hanging space and shelving. Thermostat. Access to the hallway.

Bedroom 2

Window to the rear aspect. Double bedroom. Built-in wardrobe with hanging space and shelving. Thermostat. Access to the hallway.

Bedroom 3

Window to the rear aspect. Double bedroom. Built-in wardrobe with hanging space and shelving. Thermostat. Access to the hallway.

Shower Room

Privacy-glazed window to the side aspect. Glass shower enclosure with wet wall panelling. Wash hand basin with vanity. W.C. Mirror and light. Heated towel rail. Access to the hallway.

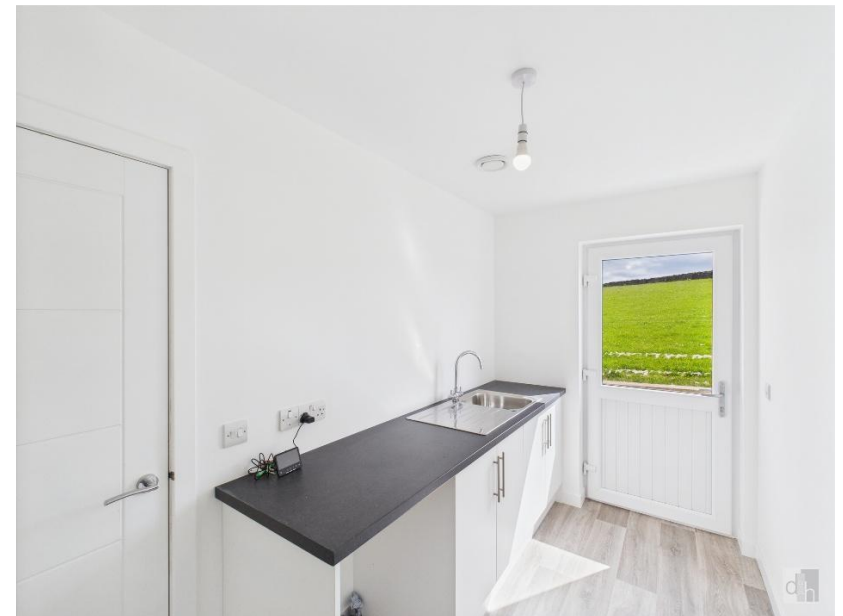
Integral Garage

uPVC window and glazed-half door to side aspect. Hormann ProMatic electric garage door. Heat pump Aquarea. Concrete floor. Loft access. Access to the utility room and front gardens.



Outside

The gardens are mainly lawns. Paving offers a path around the property. Rotary dryer. Gravel driveway with parking. Bounded by drystone dyke and timber fence.





EPC

Very energy efficient - lower running costs		Current	Potential
(92 plus) A			98
(81-91) B			
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			99
(81-91) B			
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

Floor Plan



COUNCIL TAX

The subjects are in Band E. The Council Tax Band may be re-assessed by the Orkney Island's Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band C(71)

SERVICES

Mains electricity and water with drainage.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. All white goods included in the sale price.

PRICE

Offers in the region of £325,000 are invited.

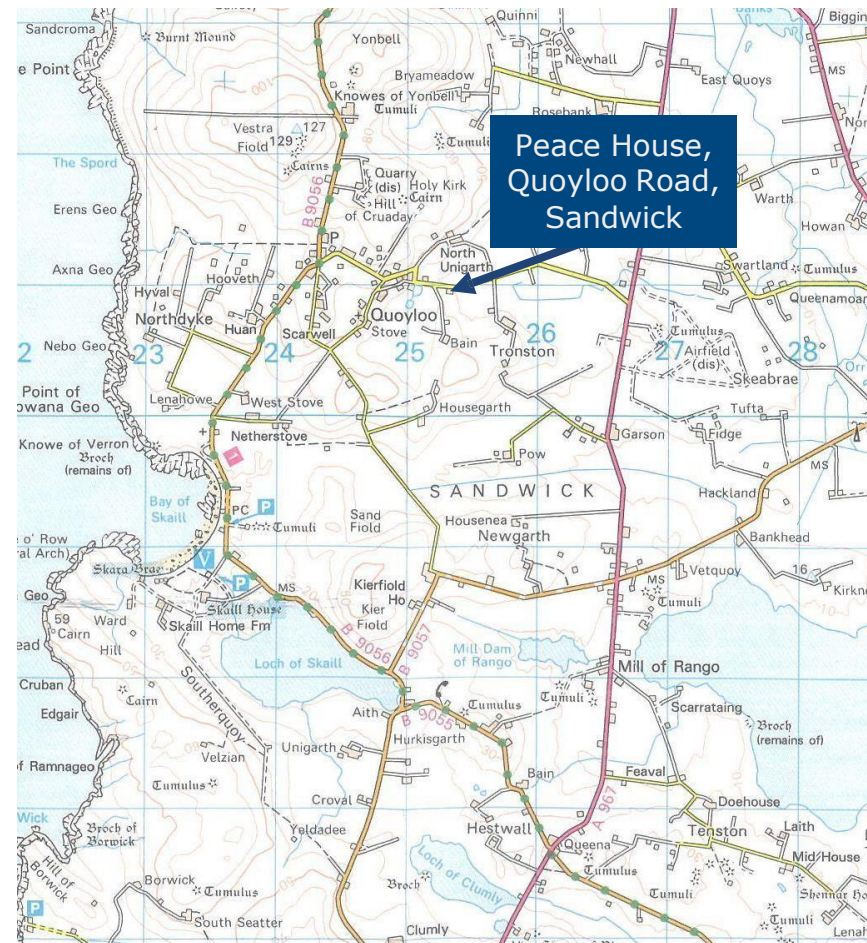
VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872216

Email: hello@dandhlaw.co.uk

***All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in June 2025 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

June 2025