



Royal Bank House, 1 & 3 Victoria Street
Stromness, Orkney, KW16 3AA

FOR SALE – Offers over £330,000



5



3



2



E

Royal Bank House, 1 & 3 Victoria Street Stromness

- Category C listed building
- Central location
- Oil fired central heating
Supplemented by a solid fuel stove
- Dressed Stone Façade and period features
- Ground floor retail area
- Timber, single and double glazed, sash and case windows
- Generous garden grounds
- Parking space for 2 vehicles

Dating from 1864, Royal Bank House is, as the name suggests, a former bank and residential building which retains many original features such as cornicing and ceiling roses, high ceilings, deep skirting boards, stained glass window and timber window shutters.

The property is set over 3 floors with an area to the ground floor which is currently used as a retail area and could continue do so, given the appropriate consents. The further 2 floors provide bright, spacious living accommodation. The property could be developed further, with plans already drawn up to convert all bedrooms into en-suite bedrooms. Planning permission was granted in 2019, and has since expired, for the siting of a house in the garden grounds.

Royal Bank House is conveniently located in the heart of the picturesque conservation area of Stromness and is just a minutes' walk from the main ferry port on Orkney and to an excellent selection of independent shops restaurants, art galleries and a museum. Kirkwall, and the further amenities located there, is approximately 16 miles away.

Viewing is highly recommended to see the full potential this stunning, period property has to offer.



Ground Floor

Retail area

Entrance into shop area which is divided into two rooms with windows to the front and side of the building. Access to rear hallway.

Hallway

Large storage cupboard. Access to W.C. and kitchen. Door to rear garden.

W.C

Privacy glazed window to rear. W.C. Wash hand basin.

Kitchen

Stainless steel sink with drainer. Floor mounted units with worktop space above. Shelving. High level storage cupboards. Access to rear hallway.

Rear Hallway

Large storage cupboard. Access to utility room/workshop and door to rear garden.

Utility/Workshop

Space and plumbing for washing machine. Stainless steel sink with cupboard below. Shelving. Central heating unit.



Entrance Hallway

Cupboard housing meter and electrical fuse box. Stairs to first floor.

First Floor

Landing

Coat hooks. Opening to hallway.

Hallway

Storage cupboard. Access to sitting room, dining room, kitchen, bathroom and stairs to second floor.

Sitting Room

Double aspect windows to the front and side aspects with views of the harbour. Solid fuel stove, "Jack and Jill" style to the dining room, set in a marble effect surround with stone hearth.

Dining Room

Large windows to the side aspect. Solid fuel stove shared with sitting room. Door to storage cupboard. Door to hallway.

Kitchen:

Window to side aspect. Floor and wall mounted units with good run of worktop space above. Stainless steel sink with mixer tap and drainer. Slim line dishwasher. Space for upright fridge freezer. Electric cooker with extractor fan above. Pantry with further storage cupboard above. Access to hallway.

Family Bathroom

Privacy glazed window to the side. W.C. Wash hand basin with mirror and shaving light above. Bath with hand held shower attachment.

Bedroom 1

Window to the rear aspect with views of the gardens. Shelved storage cupboard.



Second Floor

Landing

Shelved storage cupboard. Access to loft. Doors to bedrooms and shower room.

Bedroom 2

Window to the front with views towards the harbour.

Bedroom 3

Window to the front with views towards the harbour.

Bedroom 4

Spacious room with windows to the front with views towards the harbour. Built in wardrobe with mirrored sliding doors, hanging rail and shelving.

Bedroom 5/Storage Room

Currently in need of renovation.

Shower Room

W.C. Wash hand basin. Fully tiled shower enclosure with electric shower.

Outside

The front of the property retains the wrought iron fencing and ramp to the entrance of the ground floor retail area. A further entrance to the front leads to the living accommodation.

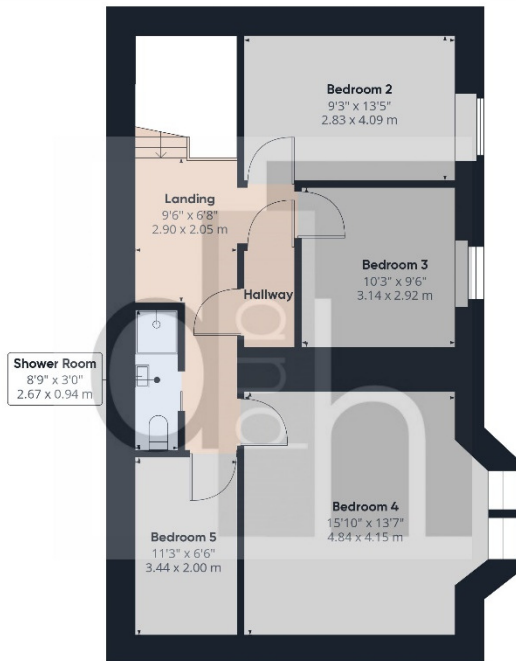
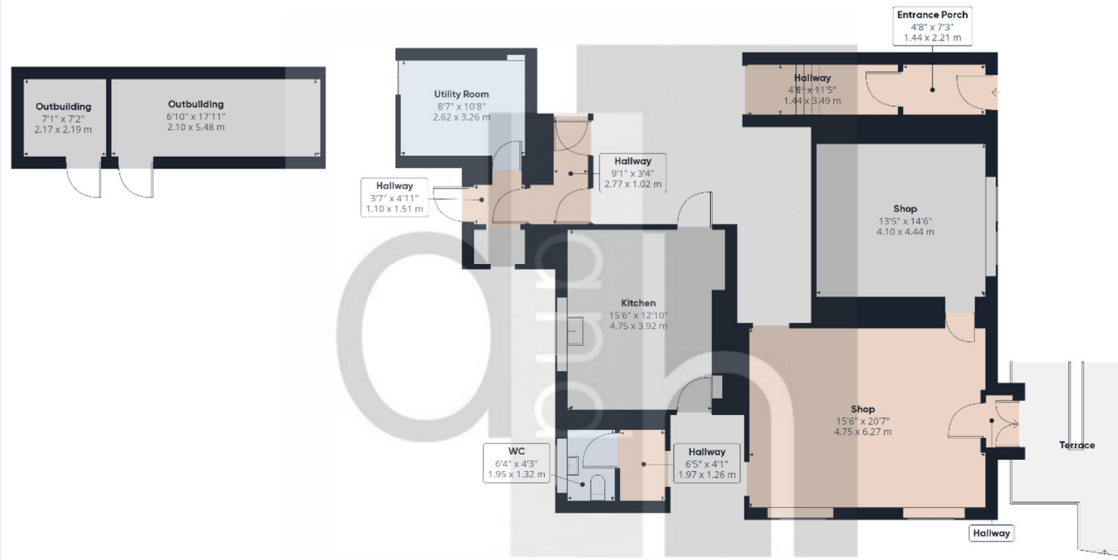
A paved area to one side of the property leads to the oil tank, along with two stone built outbuildings which offer useful storage.

A paved driveway allows off road parking for two vehicles. Steps to the side guide you to an expansive rear garden, predominantly laid to lawn with mature trees and bushes. This sheltered area has stunning views, making it an ideal space for relaxation or entertaining.



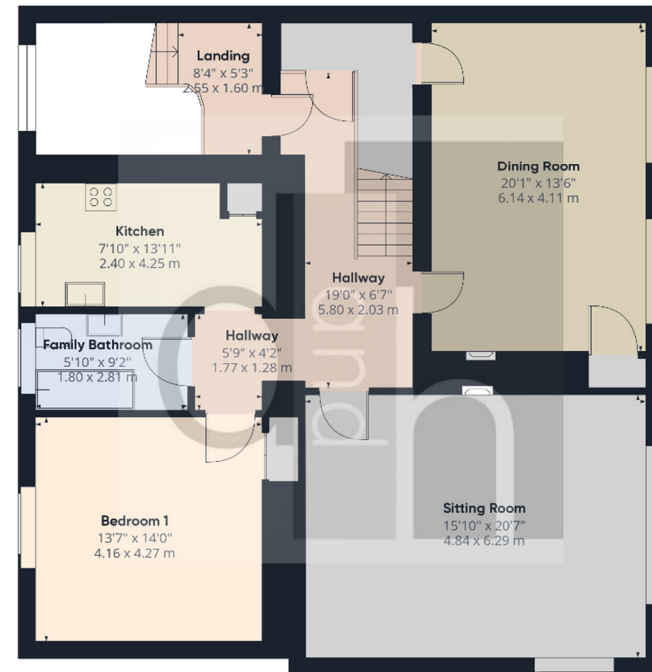


Floor Plan



Floor 2

Floor 0



Floor 1

COUNCIL TAX BAND

The subjects are in Band (E). The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band E (45)

SERVICES

Mains water, electricity and drainage.

FIXTURES AND FITTINGS

Floor and window coverings, dining table and chairs, bedroom furniture and some white goods are included in the sale price. The washing machine and fridge/freezer are excluded from the sale.

GENERAL

The property, along with the walled boundary, are category C listed.

PRICE

Offers over £330,000 are invited.

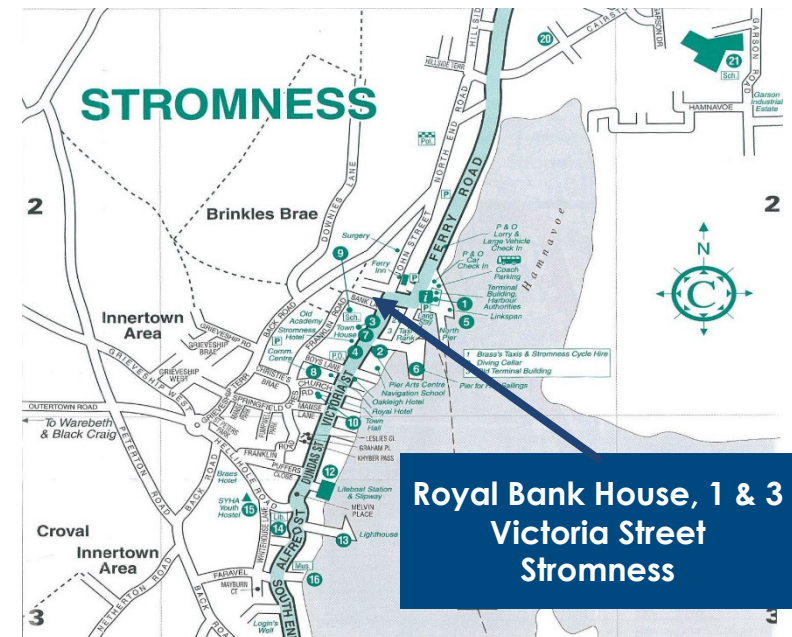
VIEWING

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.



**Royal Bank House, 1 & 3
Victoria Street
Stromness**

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	38	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

NOTES - These particulars have been prepared following inspection of the property in October 2024 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.

