



Boondatoon, extending to 76.6 acres (31Ha) or thereby,
Stronsay, KW17 2AF

FIXED PRICE £350,000





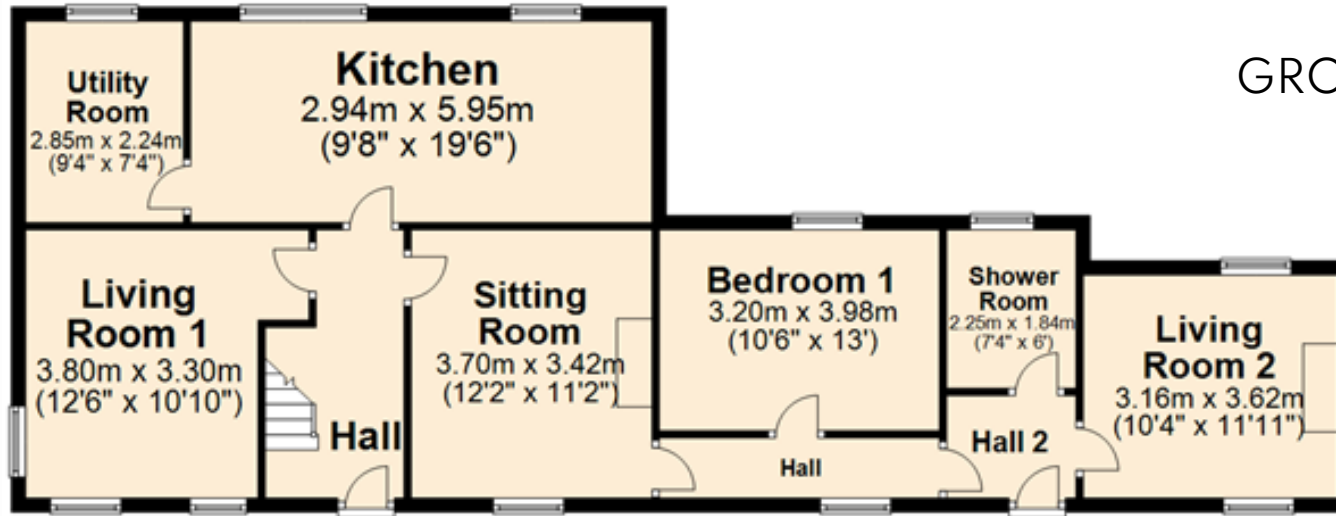
Boondatoon is a 76.6 acre farm with a substantial 4 bedroom detached farmhouse, extensive steading and land which is mostly in permanent pasture. The farmhouse has 3 public rooms together with a large kitchen, utility room, bathroom & shower room. The steading is adjacent to the house and includes two loose byres, open ended barn, workshop/implement shed and silo. The fields have stockproof fencing and metered water. Most fields are to permanent pasture except for the field which extends to Meikle Water. The land has been let out for many years with the tenant's occupation terminating in mid-November 2024. There are no Basic Payment Scheme entitlements included in the sale price.

- Oil central heating.
- uPVC framed double glazed windows.
- Fireplace in living room 1.
- Enclosed stove in living room 2.
- Solid fuel range in sitting room.
- Spacious kitchen with dining area.
- Utility room.
- Shower room and bathroom.
- Extensive steading adjacent to farmhouse.
- Land mainly to grass.
- Views across farmland to the sea.

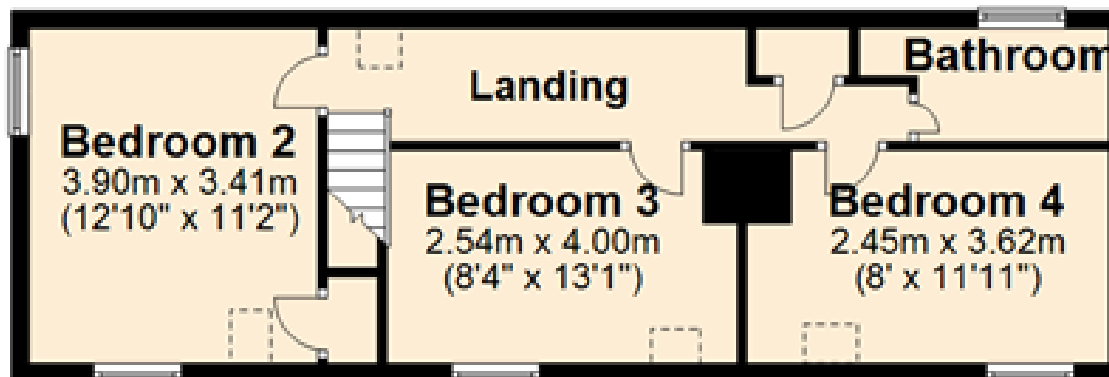
LOCATION

Boondatoon is situated on the picturesque island of Stronsay where there are primary and junior secondary schools, shops and hotel. Stronsay is connected to the Orkney mainland by scheduled ferry and air services.





GROUND FLOOR

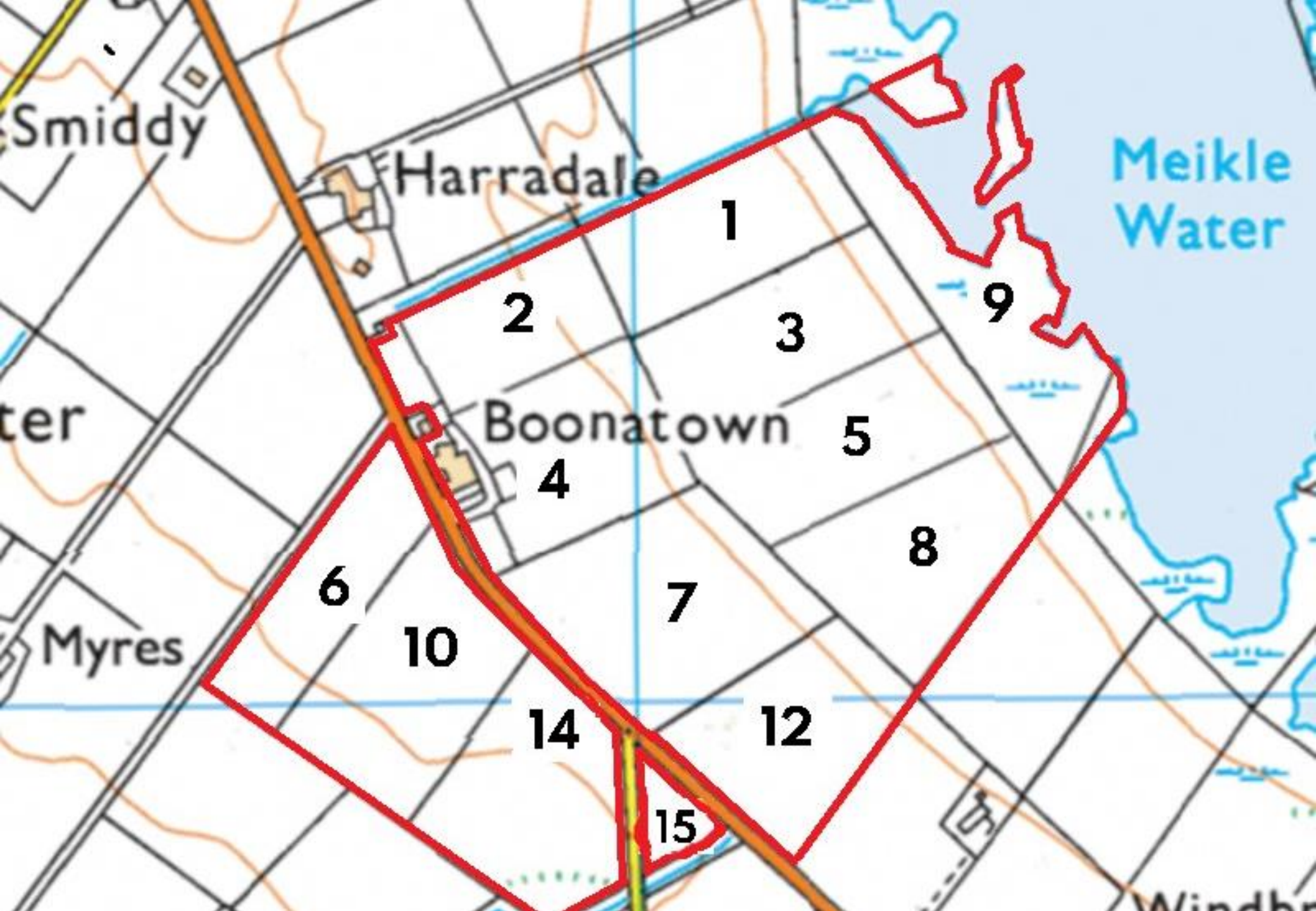


FIRST FLOOR

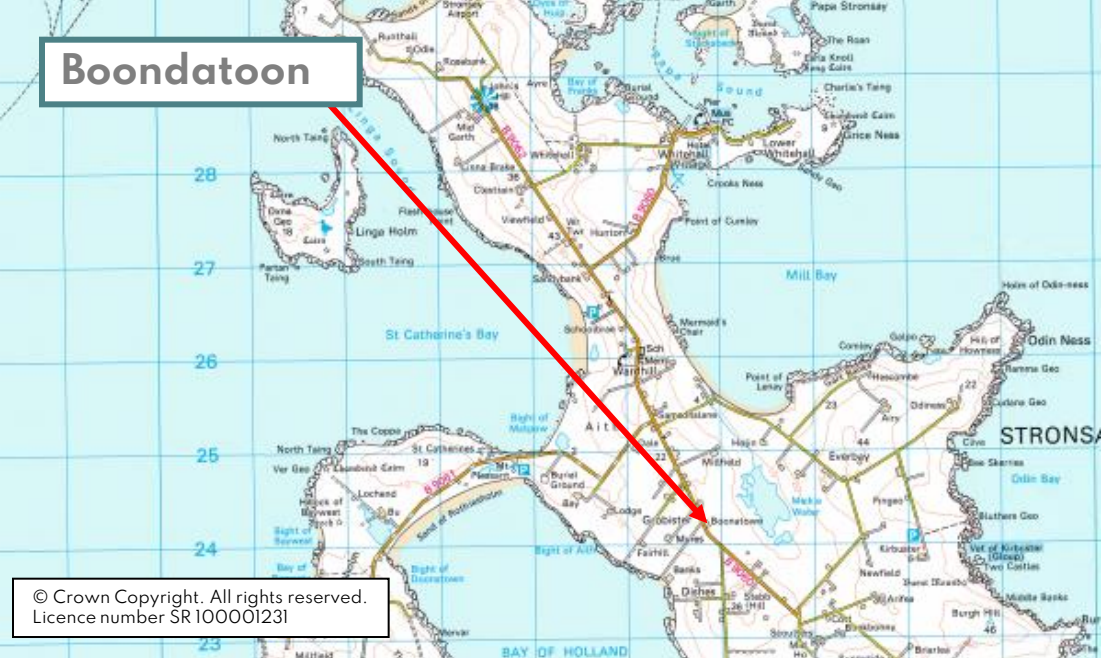




Counter	FID	Area (Ha)	Ineligible ha	Ac
pt 2	1 HY/66070/02439	2.34		5.78
	2 HY/65895/24317	1.83		4.52
	HY/65800/24281	0.3		0.74
	3 HY/66121/02430	2.46	0.02	6.08
	4 HY/65952/02420	2.29		5.66
	5 HY/66184/02420	2.45		6.05
	6 HY/65736/24091	2.16		5.34
	7 HY/66019/24077	3.16		7.81
	8 HY/66239/24122	2.52		6.23
	9 HY/66287/02433	2.74	0.55	6.77
	10 HY/65814/02400	2.46		6.08
	12 HY/66123/23970	2.29		5.66
	14 HY/65911/02391	2.82		6.97
	15 HY/66024/02389	0.54		1.33
		30.36		75.02



Boondatoon



SERVICES – Mains water & electricity. Telephone. Private septic tank.

COUNCIL TAX BAND – Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – T.B.C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price. Some items of furniture may be available by separate negotiation.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Fixed Price £350,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
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T: 01856 873151
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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.