



Red outlined areas are not for sale

Farm & Lands of Allendale, Castles and Spion Cop, 191 acres or thereby, Edy, KW17 2AB

OFFERS OVER £655,000



The Farm & Lands of Allendale, Castles and Spion Cop consists of a modern 5 bedroom detached bungalow, garage, 2 sheds and farm steading along with 191 acres or thereby and is offered for sale as a whole or in lots.

Lot 1: Allendale Croft – Offers over £415,000

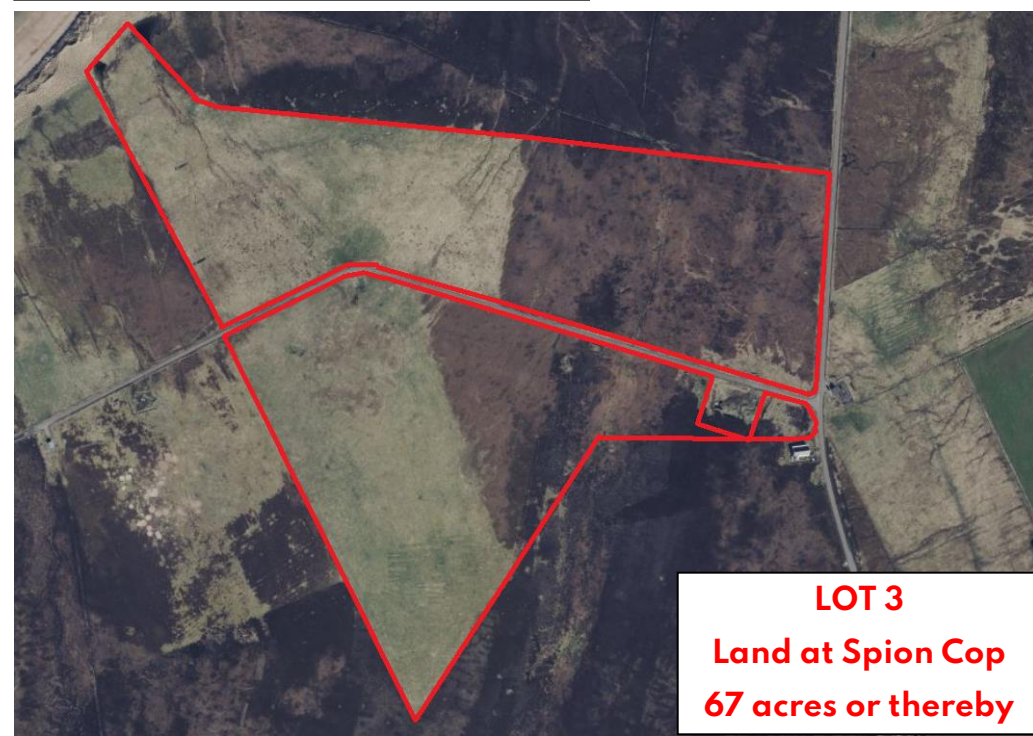
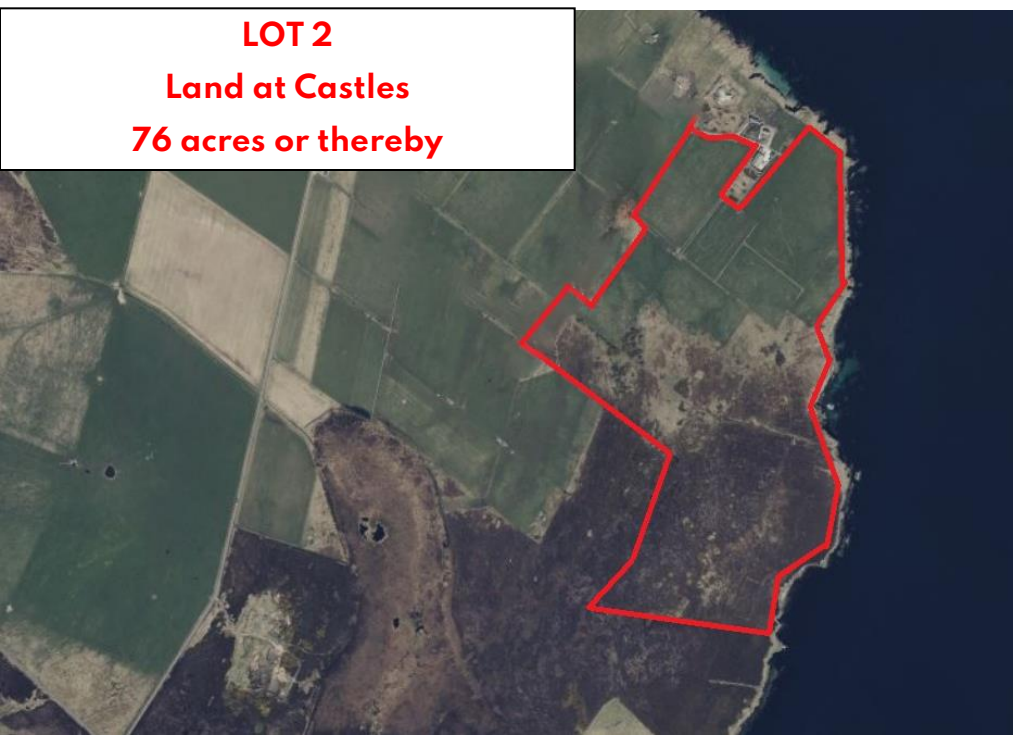
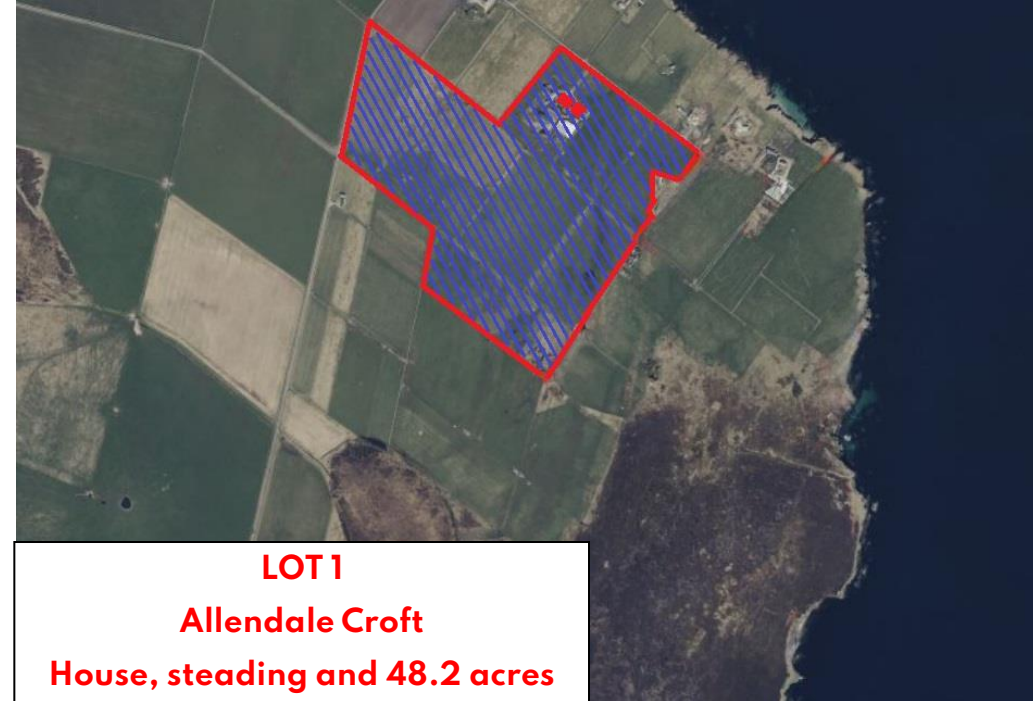
House, steading and 48.2 acres forming a registered croft. Allendale enjoys beautiful sea views from its elevated position.

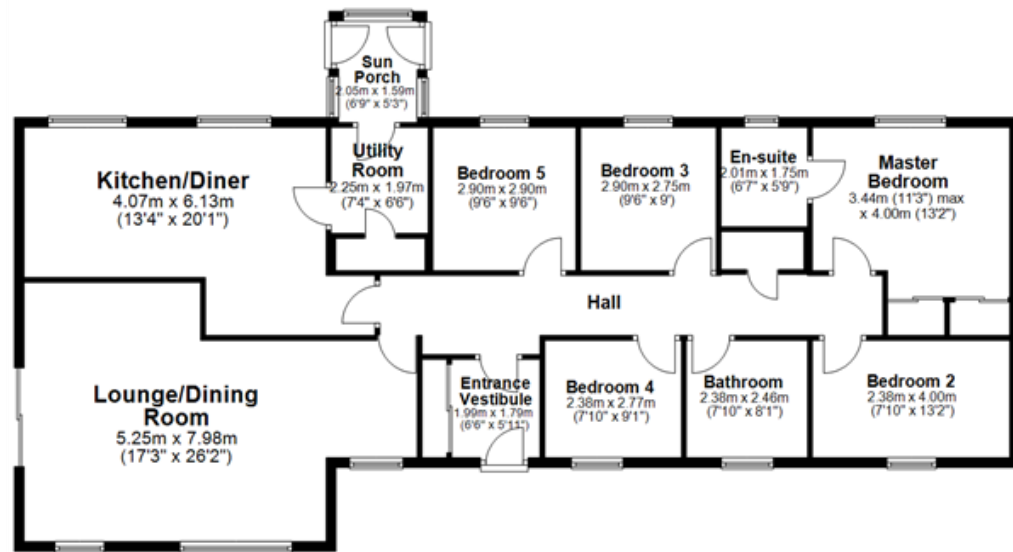
Lot 2: Land at Castles – Offers over £110,000

76 acres or thereby comprising 30 acres of permanent pasture and 46.7 acres of heathland.

Lot 3 – Land at Spion Cop – Offers over £130,000

67 acres or thereby comprising 38 acres of rough grazing and 29 acres of heathland.





Allendale dwelling features include;

- Oil fired central heating
- Solar panels which heat the domestic hot water in the bathroom and en-suite
- UPVC framed double glazed windows
- Large lounge/dining room with patio doors to decked balcony with sea views
- Kitchen/diner with gas range cooker
- Utility room with washer and dryer
- Bathroom with corner bath
- Master bedroom with en-suite and built in wardrobes
- Garage
- 2 sheds. Potting shed
- Enclosed garden with patio and pond
- Decked area to front and side



Allendale Croft steading and land comprises;

- General purpose shed (17.9m x 11.7m) with roller doors
- Byre 1 (17.5m x 13.94m) with roller doors and feed section
- 2 byres (30.23m x 11.94m) & (30.23m x 11.34m) which connect and have feed areas, calf pens, crush and bull pen. Access into fields from byres
- 48.2 acres or thereby
- Machinery and livestock available by separate negotiation

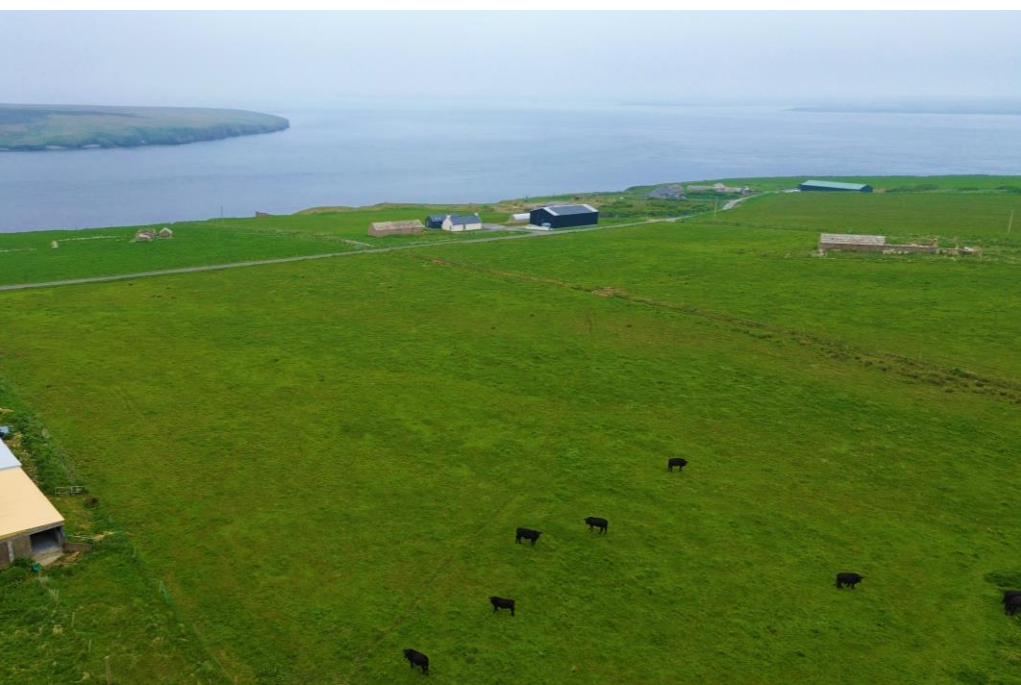
LOCATION

Allendale is situated on the island of Eday with views to the Calf of Eday and towards Sanday. Eday is one of Orkney's outer isles and has a primary school, doctor's surgery and general store with post office. There are daily ferry services and flights to Orkney mainland.













SERVICES – Mains electricity. Borehole water supply. Telephone. Private septic tank.

COUNCIL TAX BAND – Band C. 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 – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and white goods are included in the sale price. Farm machinery and livestock are available by separate negotiation.

AGRICULTURAL ENTITLEMENTS – Are included in the sale price.

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

PRICE – Offers Over £655,000 (or available in 3 Lots).

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

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.