



# South Lodge, Sanday, KW17 2BL

OFFERS OVER £110,000



South Lodge is a traditional 2-3 bedroom detached cottage set in 2 acres or thereby with beautiful views over the surrounding countryside towards Stywick Bay.

The property requires modernisation throughout and benefits from a hosted wind turbine which generates 3kw of free electricity.

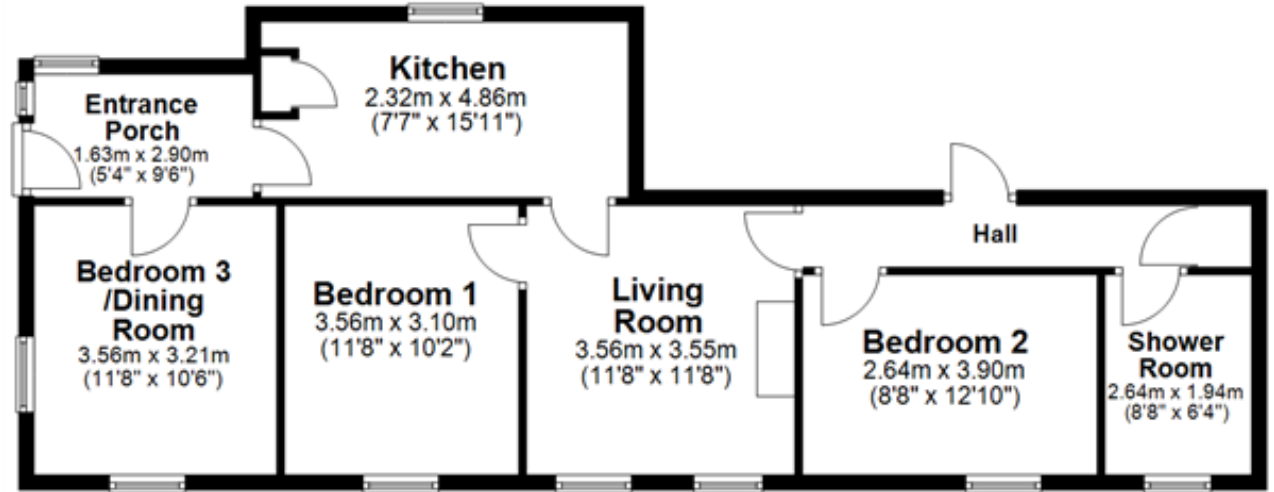
There is a garden outside along with various outbuildings.

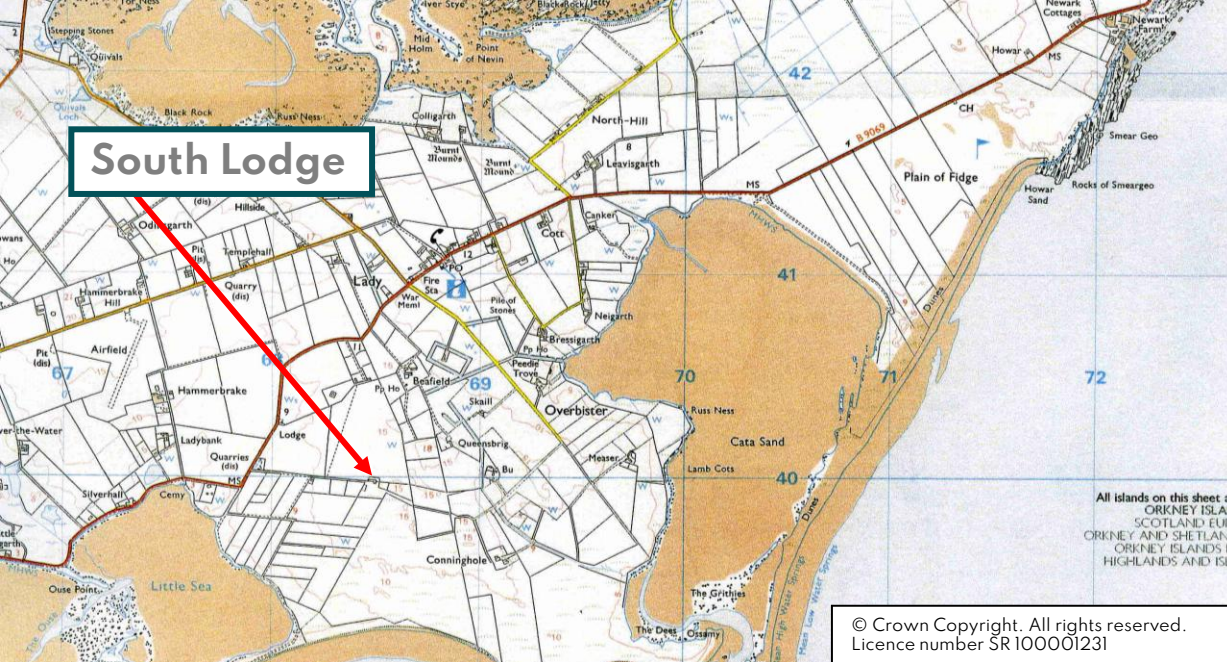
- Wood framed single glazing.
- Storage heating.
- Entrance porch with storage.
- Living room with 2 windows.
- Kitchen with meter cupboard and plumbing for washing machine.
- Dining room/bedroom 3 with dual aspect.
- 2 double bedrooms.
- Wet room style shower room with new electric shower.
- Large garden to lawn.
- Land extends to 2 acres or thereby.
- Hosted wind turbine generates 3kw of free electricity. 12 years remaining on the F.I.T (feed in tariff).
- Outbuildings including - engine shed, former cattle barn and workshop.

## LOCATION

South Lodge is situated near Lady village on the island of Sanday which is one of Orkney's outer north isles. Local amenities include a primary and junior secondary school, general stores, post office, doctor's surgery, Heritage Centre, cafes and hotels. There are beautiful beaches and points of natural history.







**SERVICES** – Mains services. Private septic tank. Telephone.

**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** – Band G.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, cooker and fridge/freezer are included in the sale price.

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

**PRICE** – Offers Over £110,000.

**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.