



Lower Appiehouse,



Sandwick, KW16 3JD

 2 Bed

 1 Bath

 2 Public



TAKE A LOOK INSIDE

Lower Appiehouse is a well-presented 2 bedroom detached dwelling with a bright and spacious living room and a sunroom/dining room with spectacular elevated views over the surrounding countryside to the Loch of Harry and the Hoy Hills in the distance. There is also a kitchen with integral appliances, 2 good sized bedrooms and a bathroom with electric shower above.

Outside there is parking for several cars, a large shed with power and light and a mature garden where you can watch wildlife including Hen Harriers.

KEY FEATURES

- Multi fuel stove in living room
- Electric heating
- Combination of UPVC double glazed and wooden single glazed windows
- Kitchen with dual aspect
- Sunroom/dining room with beautiful panoramic views
- Bathroom with electric shower above bath
- Parking for several cars
- Mature garden
- Dounby Primary School and Stromness Academy catchment area



Offers Over £180,000

Set in the picturesque parish of Sandwich, Lower Appiehouse is a delightful two-bedroom cottage offering charm, comfort, and sweeping views of the surrounding countryside. Occupying an elevated position, the property enjoys outstanding outlooks and a wonderful sense of tranquility.

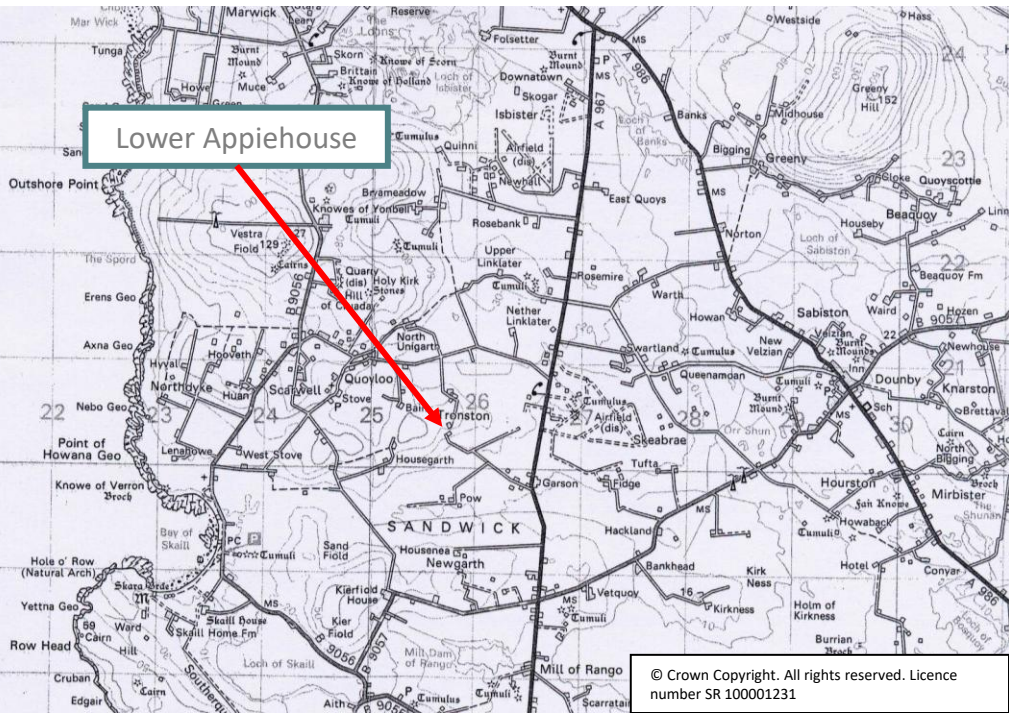
Inside, the cottage features a bright dual-aspect fitted kitchen and a cosy, inviting living room complete with multifuel stove—perfect for relaxing evenings at home. The sunroom/dining room provides a superb space for entertaining or unwinding, with expansive windows framing the stunning landscape beyond. Two double bedrooms and a well-appointed bathroom with electric shower over bath complete the accommodation.

Externally, the property benefits from a generous driveway with parking for several vehicles, along with a garden shed. The garden, laid mainly to lawn with established shrubs and bushes, enjoys beautiful panoramic views. Hen Harriers and other wildlife are frequent visitors, adding to the natural charm of the setting. Bursting with character and offering a peaceful rural lifestyle, Lower Appiehouse is a property that truly needs to be seen to be fully appreciated.

EXTRAS

Floor coverings, curtains, blinds and the garden shed are included in the sale price.





LOCATION

The parish of Sandwich lies between Stromness and Birsay and is known for its dramatic coastline and archaeology. Skara Brae (an exceptionally well-preserved Neolithic village) and the Bay of Skall are nearby and the village of Dounby with an array of local amenities including a primary school, doctor’s surgery, post office and convenience store is only a few miles away.

What3words : ///chicken.forwarded.lung



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

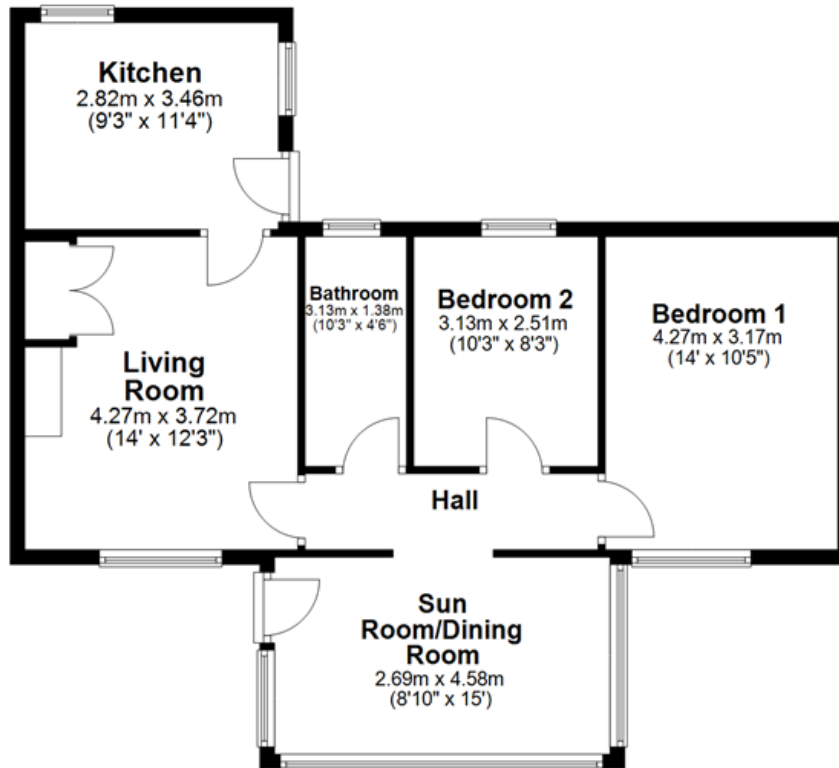


Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



| Services | Council Tax / Rating | EPC Rating | Date of Entry |
|---|----------------------|------------|---------------|
| Mains Water Mains Electricity Shared Septic Tank Broadband Speed – 1800Mbps Mobile Network – EE, Vodafone, O2 & Three | B | E | Flexible |