



# Essonquoy

(extending to 3.3 acres or thereby)

 **LOW'S**

Eday, KW17 2AB

 3 Bed

 1 Bath

 1 Public



## TAKE A LOOK INSIDE

Essonquoy is a charming and well-proportioned three-bedroom bungalow set in a tranquil location on the island of Eday. The registered croft offers breathtaking sea views and an exceptional sense of space and privacy. With generous accommodation, multiple outbuildings and extensive crofted land extending to approximately 3.3 acres, this property presents an outstanding opportunity for those seeking a peaceful island lifestyle, room to grow, or scope for small-scale agricultural or hobby interests.

## KEY FEATURES

- UPVC double glazed windows
- Oil central heating
- Three generous double bedrooms
- Large garden space
- Spectacular sea views
- Three outbuildings/sheds
- School catchment area for Eday Primary School and Kirkwall Grammar School
- Croft Register Number – O0054



Offers Over £165,000

Inside, the home features a spacious living room that takes full advantage of the stunning coastal outlook. The kitchen provides ample space for a dining table and chairs, creating a welcoming space for everyday meals or entertaining. There are three good-sized bedrooms, each offering comfortable accommodation, along with a well-appointed bathroom complete with a separate shower cubicle.

Externally, the property benefits from three outbuildings/sheds, ideal for storage, workshop use, or a variety of practical purposes. The grounds include a large garden area surrounding the house, offering plenty of room for outdoor enjoyment, planting, or landscaping. Beyond this lies approximately 3.3 acres of crofted land.

#### EXTRAS

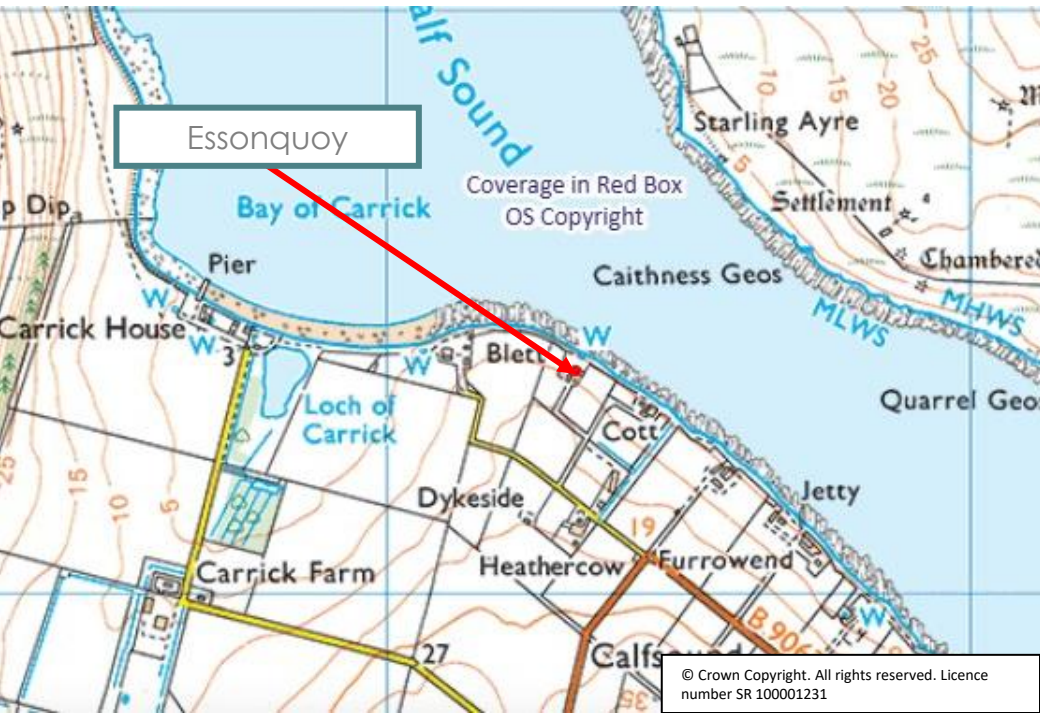
Floor and windows coverings are included in the sale price.







 **LOW5**



## LOCATION

Essonquoy is located on the peaceful island of Eday, one of Orkney's north isles, known for its striking landscapes, rich wildlife and unspoilt coastline. Eday provides essential local services, a primary school, and regular ferry and air links to the Orkney Mainland, making it an ideal retreat for those seeking tranquillity without feeling isolated.

 What3words : [///picturing.lump.water](https://www.what3words.com/picturing.lump.water)

A prospective purchaser should note that this croft land is regulated by the Crofting Commission. This means that the successful purchaser/assignee is agreeing to abide by certain duties with regard to the croft land. These duties are:

- A duty to be ordinarily resident on, or within 32km (20 miles) of your croft.
- A duty to cultivate and maintain your croft or put it to another purposeful use.
- A duty not to misuse or neglect your croft.

In addition, there is a legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it. Further information on being a crofter can be found at [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)



| Services   | Council Tax / Rating | EPC Rating | Date of Entry |
|--|----------------------|------------|---------------|
| Mains Water<br>Mains Electricity<br>Broadband Speed – 6Mbps<br>Mobile Network – EE, Vodafone, o2 | A                    | TBC        | Flexible      |



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Viewing

For an appointment to view please contact Lows on 01856 01856 873151 or [enquiries@lowsorkney.co.uk](mailto:enquiries@lowsorkney.co.uk)



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

[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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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.