



# Millhouse

extending to 25.06 acres or thereby



Lyness, Hoy, KW16 3NU

 2-3 Bed

 4 Bath

 2 Public



## TAKE A LOOK INSIDE

Millhouse is a truly unique lifestyle property extending to approximately 25.06 acres, beautifully positioned by the shore within the spectacular island of Hoy. Enjoying a peaceful rural setting with stunning unrestricted sea views over Mill Bay, the 2-3 bedroom detached C listed dwelling offers an exceptional opportunity to acquire a spacious family home together with extensive land, large detached garage, garden room, summer house, tearoom and exciting development potential.

## KEY FEATURES

- Oil central heating to radiators with underfloor in the extension rooms
- Double glazed throughout
- Bright and spacious living room/bedroom 3 with dual aspect and en-suite shower room
- Kitchen with Rangemaster
- Cosy living room with wood burning stove and door to garden
- Sunroom with unrestricted sea views
- Utility and WC
- Bathroom and 2 bedrooms, one with en-suite on first floor
- Outside – large garage, summer house, sheds, decked areas, vegetable garden, lawn, patio and garden room
- Wood clad building currently run as a tearoom, has the potential subject to planning consents to be turned into a dwelling, studio or holiday accommodation
- All set within 25.06 acres or thereby



Offers Over £480,000

A particular feature of the C listed home is the bright and spacious dual aspect living room/bedroom, complete with an en-suite shower room, offering excellent versatility for family living or guest accommodation.

The welcoming kitchen is fitted with a Rangemaster cooker, while the cosy living room features a wood burning stove and direct access to the garden, creating a warm and inviting space to relax. The adjoining sunroom enjoys stunning unrestricted sea views, perfectly positioned to take advantage of the surrounding scenery. Further accommodation includes a utility room and WC, together with a bathroom and two first floor bedrooms, one of which benefits from an en-suite shower room.

Externally, Millhouse enjoys extensive outdoor space including a large detached garage, summer house, sheds, decked areas, vegetable garden, lawn and garden room, all set within generous well maintained garden grounds and acreage which offer excellent lifestyle and smallholding potential.

A particularly exciting feature of the property is the wood clad building currently operating as a tearoom, which may offer potential, subject to the appropriate planning consents, to be converted into a separate dwelling, studio or holiday accommodation.

Situated on the dramatic island of Hoy, renowned for its rugged landscapes and spectacular coastline, the property offers an outstanding opportunity to enjoy rural island living within one of Orkney's most scenic locations.

Millhouse presents a rare opportunity to acquire a substantial home with land, business potential and breathtaking surroundings in a truly special island setting.

**EXTRAS**

Floor coverings, curtains, blinds, bedroom wardrobes, Rangemaster and white goods are included in the sale price. Some additional items may be available by separate negotiation.









## LOCATION

Millhouse is situated on the beautiful island of Hoy which is renowned for its dramatic landscapes and spectacular scenery. Home to the famous Old Man of Hoy sea stack and some of Orkney's finest walking routes, the island offers a unique combination of natural beauty, wildlife and outdoor living.

There are a range of local amenities including a primary school, shop, café and regular ferry services linking Hoy to Mainland Orkney.

/// What3words : ///airbase.restrict.madder







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.

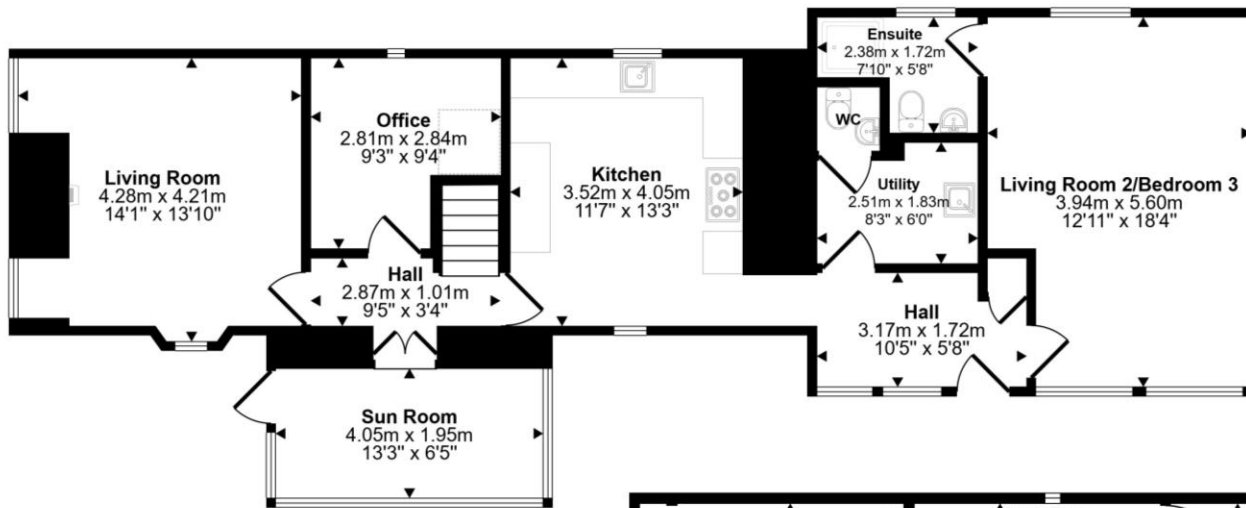


Viewing

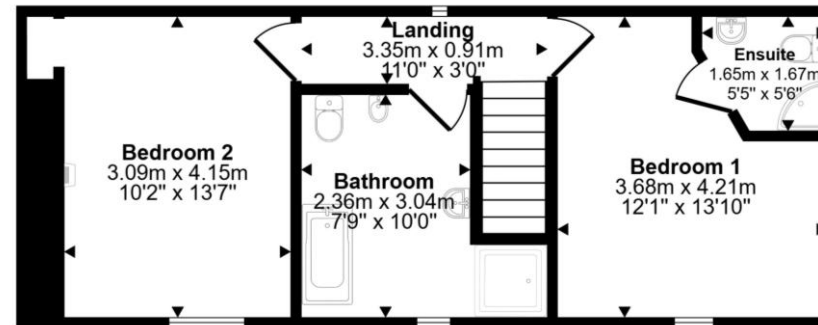
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor



First Floor

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 8Mbps Mobile Network – Vodafone, O2, EE & 3	B	D	Flexible