



Stronfax

(Extending to 12.3 acres or thereby plus foreshore)



Rothiesholm, Stronsay, KW17 2AN

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Occupying an outstanding coastal position, Stronfax is a charming two-bedroom bungalow set within approximately 12.3 acres of land or thereby, including foreshore, offering a rare opportunity to enjoy peaceful island living with space, privacy and beautiful open views towards the sea.

KEY FEATURES

- Charming 2 bedroom bungalow
- Bright and spacious living room with fantastic views
- Generous sized kitchen with room for dining table and chairs
- Large bathroom with separate shower cubicle
- uPVC double glazed windows and oil central heating
- Wheelchair access throughout the property
- Large garage/shed along with 2 smaller wooden sheds
- 12.3 acres of land or thereby plus foreshore
- School catchment area for Stronsay Primary School, Stronsay Junior High School and Kirkwall Grammar School

EXTRAS

Window coverings, Range cooker and white goods are included in the sale price.



Offers Over £200,000

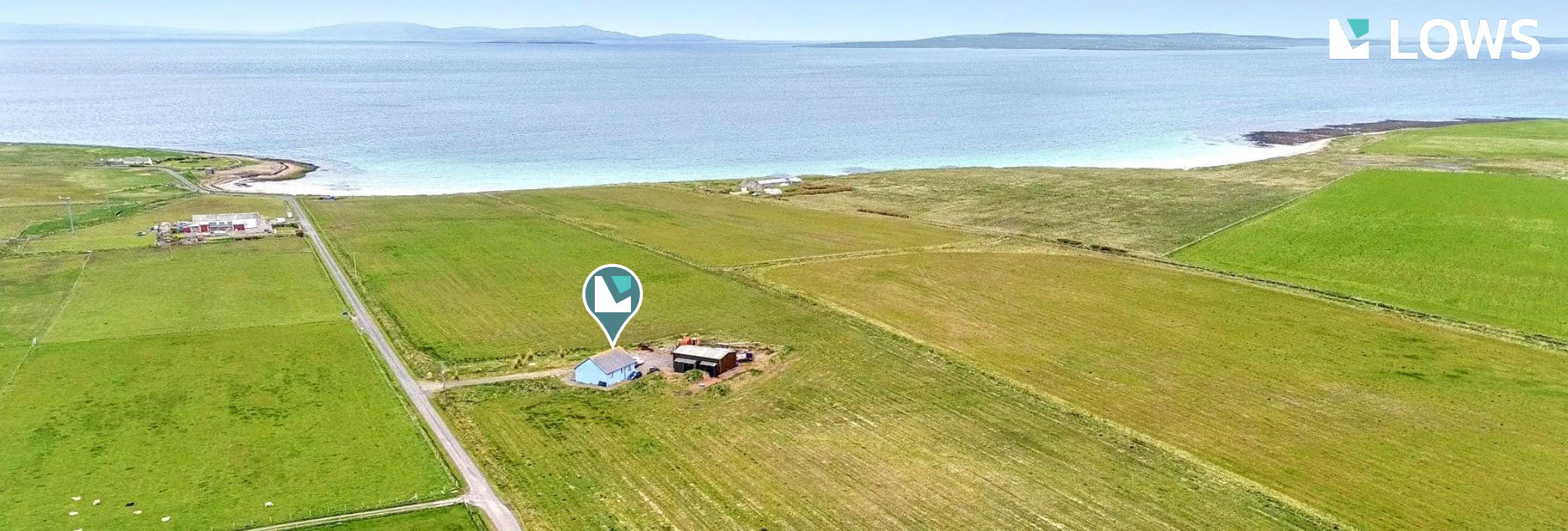
The spacious living room benefits from excellent natural light and enjoys attractive outlooks across the surrounding land, making it a welcoming and relaxing space. The kitchen with dining area is well laid out and practical, with ample room for a dining table and chairs. Fitted with a range of base and wall units, worktop space and a large range-style cooker, the kitchen also incorporates appliance space and enjoys natural light from a window overlooking the surrounding countryside, making it an ideal space for everyday living.

There are two generously sized double bedrooms, both benefitting from built-in wardrobes, providing excellent storage while allowing for flexible furniture arrangements. The bathroom is fitted with a WC, wash hand basin, bath and a separate shower cubicle, offering convenience and versatility.

The entrance porch/sunroom provides a welcoming arrival space and offers a pleasant spot to sit and enjoy views.

Externally, to the front, a decking area provides the perfect place to relax and take in the coastal setting. To the rear is a large steel-framed garage/workshop, offering extensive storage, vehicle accommodation or workshop potential. The surrounding land extends down towards the shoreline, providing direct access to the foreshore, a rarely available and highly desirable feature.





LOCATION

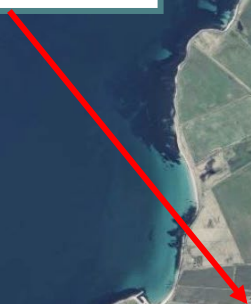
Stronfax is situated in a peaceful and scenic rural position on the island of Stronsay, one of Orkney's most charming and fertile islands, known for its open landscapes, coastal scenery and strong sense of community. The property enjoys a quiet setting surrounded by open countryside, with far-reaching views and direct access to the shoreline, offering an exceptional level of privacy and tranquillity.

Stronsay provides a range of local amenities including a village shop, post office, primary school, medical centre and community facilities, along with an active island hall and harbour. Regular air and ferry services connect the island to Kirkwall, Orkney's main town, where a wider range of shops, services, schools and transport links are available, including connections to mainland Scotland.



What3words : [///signs.ombudsman.doing](https://www.what3words.com/signs-ombudsman-doing)

Stronfax





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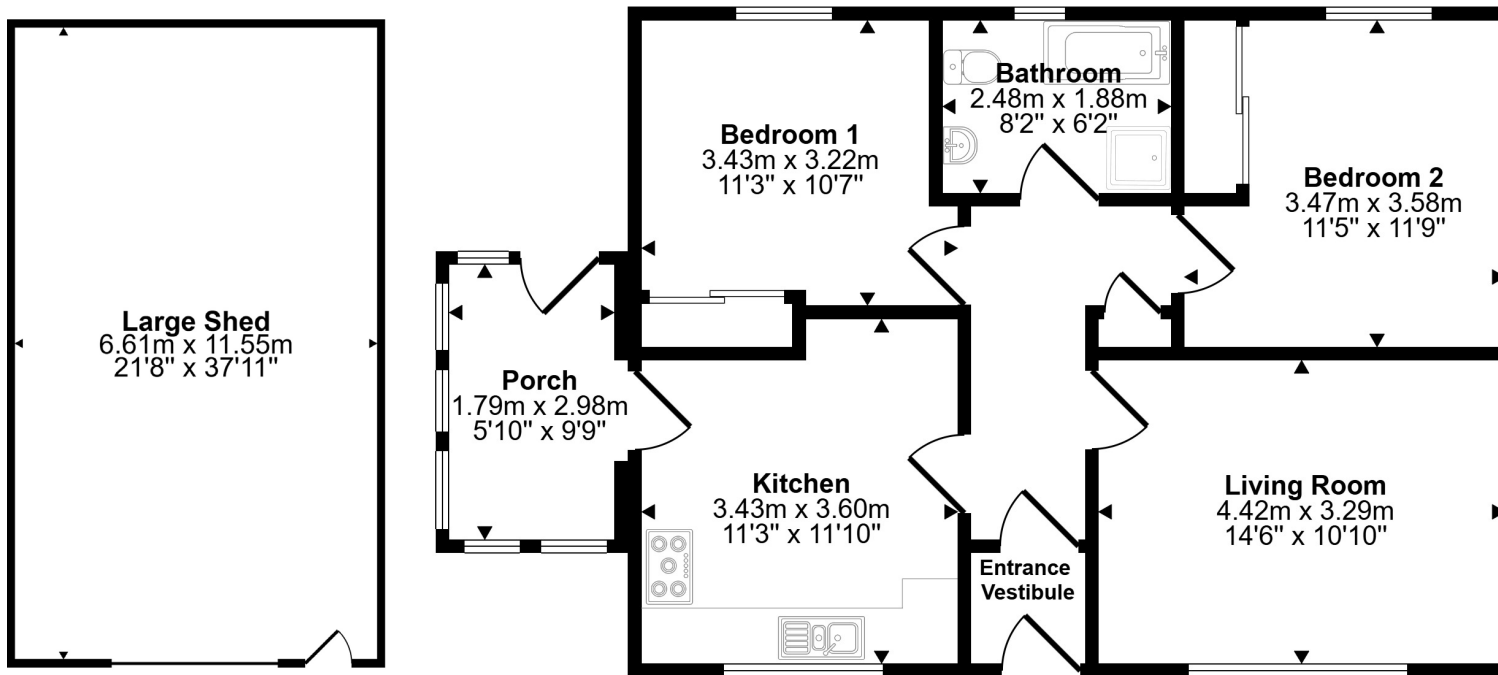


Viewing

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 Private Septic Tank / Sewage System Broadband Speed – 2 Mbps Mobile Network – Vodafone, EE, O2, 3	Band C	Band C	Flexible