



The Noddle,

Lyness, Hoy, KW16 3NU



 4 Bed

 2 Bath

 3 Public



TAKE A LOOK INSIDE

The Noddle is a charming and beautifully secluded four-bedroom bungalow, situated just a short drive from Lyness Pier and enjoying a spectacular coastal setting with direct access to the foreshore. Set within approximately 7.4 acres of private grounds, this unique property combines comfortable modern living with breathtaking sea views, extensive outdoor space, and a rare sense of peace and privacy.

EXTRAS

Window coverings are included in the sale price.

KEY FEATURES

- Air source underfloor heating and air to air heaters
- Double glazed windows
- Living/dining/kitchen and separate utility room
- 4 bedrooms
- Bathroom and ensuite shower room
- Sunroom and hobby room overlooking the garden
- Set in grounds of 7.4 acres or thereby
- Beautiful sea views
- Converted boat house, ruinous stone outbuildings and a shed

Offers Over £300,000

Occupying an enviable waterfront position, The Noddle offers spacious and highly versatile accommodation centred around a bright open-plan living, dining and kitchen area, complete with a welcoming multifuel stove. The thoughtfully designed layout allows the property to function either as a substantial four-bedroom family home or as a three-bedroom house with a self-contained one-bedroom annexe, making it ideal for multi-generational living, guest accommodation or holiday letting potential.

Externally, the grounds extend to approximately 7.4 acres and are approached via a tree-lined private driveway, creating an immediate sense of tranquillity and seclusion. The beautiful garden is complemented by a decked seating area to the front of the property, perfectly positioned to take in the stunning sea views and outlook across the shore. Metal steps lead directly from the foot of the garden to the beach, providing easy access to the foreshore.

Further features include an insulated and converted boathouse, a collection of traditional stone outbuildings in ruinous condition, and a shed. Viewing is highly recommended to fully appreciate the lifestyle, flexibility and setting on offer.





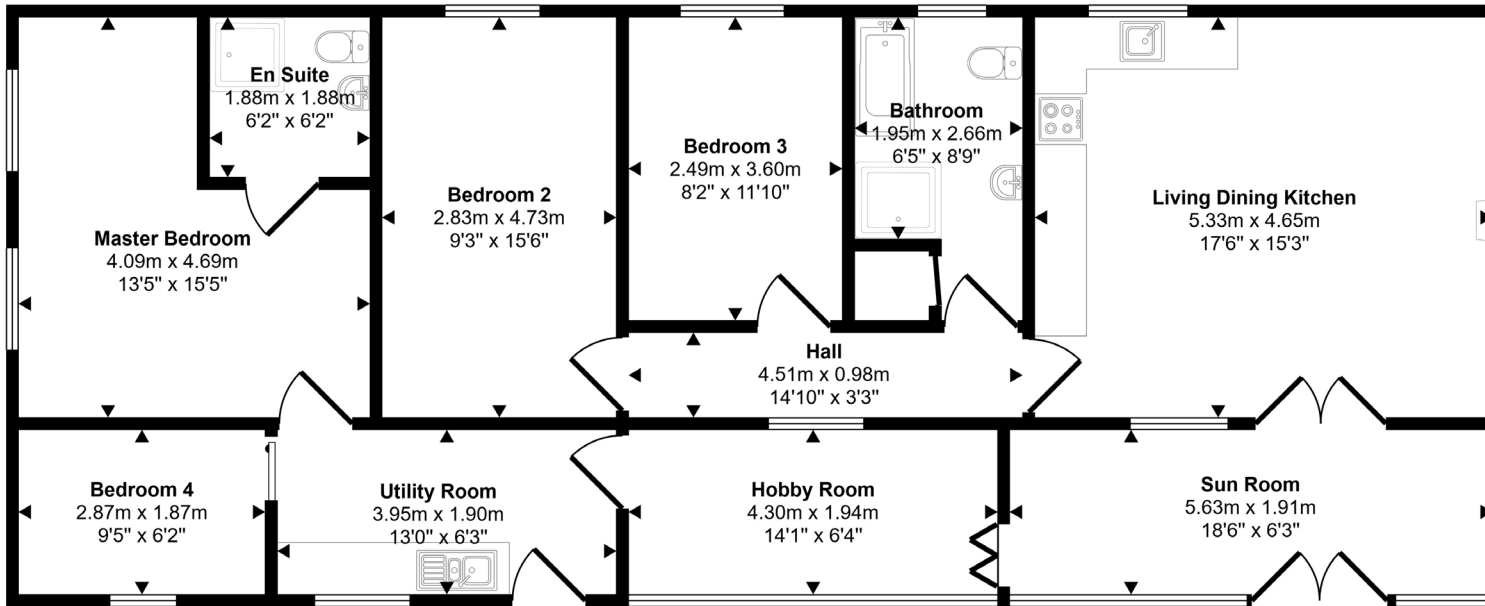
LOCATION

Hoy is one of Orkney's inner south isles and is connected to mainland Orkney by a scheduled roll-on roll-off ferry to Houton and a passenger ferry to Stromness. The Noddle is just a short drive from the roll-on roll-off ferry at Lyness. Hoy has a primary school, a swimming pool, post office and general store.

/// What3words : ///fixed.rise.sideburns



Approx Gross Internal Area
116 sq m / 1246 sq ft



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 Private Septic Tank Broadband Speed – 8 Mbps Mobile Network – EE, O2, Three, Vodafone	Band C	Band C	Flexible

www.lowsorkney.co.uk

[Lows Facebook Page](#)

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.