



Canker, extending to 3.79 acres or thereby



Sanday, KW17 2BW

 3 Bed

 2 Bath

 2 Public



Canker is a beautifully presented three-bedroom detached dwelling situated in a peaceful location on the island of Sanday, enjoying wonderful sea views towards Cata Sands and across the surrounding countryside.

Set within generous grounds, the property offers an exceptional lifestyle opportunity with a large garden, outbuildings and a field extending to approximately 3.79 acres complete with a 5kw Evance R9000 wind turbine.

KEY FEATURES

- Wood framed double glazing
- Electric under floor heating
- Dual aspect living room
- Kitchen/diner with integrated appliances and space for table and chairs
- Snug & sunroom
- Master bedroom with en-suite shower room
- Bedrooms 2 and 3 both with dual aspect
- Utility room & 3 outbuildings
- Electric car charging point
- Crofted field extending to 3.79 acres with a 5kw Evance R9000 wind turbine erected in 2014 with 8 years remaining of F.I.T (feed in tariff) that generates approx. £5000 per year in payments



Offers Over £280,000

The spacious accommodation is bright and welcoming throughout and includes a dual aspect living room, a cosy snug, and a delightful sun room, all perfectly positioned to take advantage of the scenic surroundings. The kitchen/diner features integrated appliances and space for a dining table and chairs, creating a sociable and practical family space.

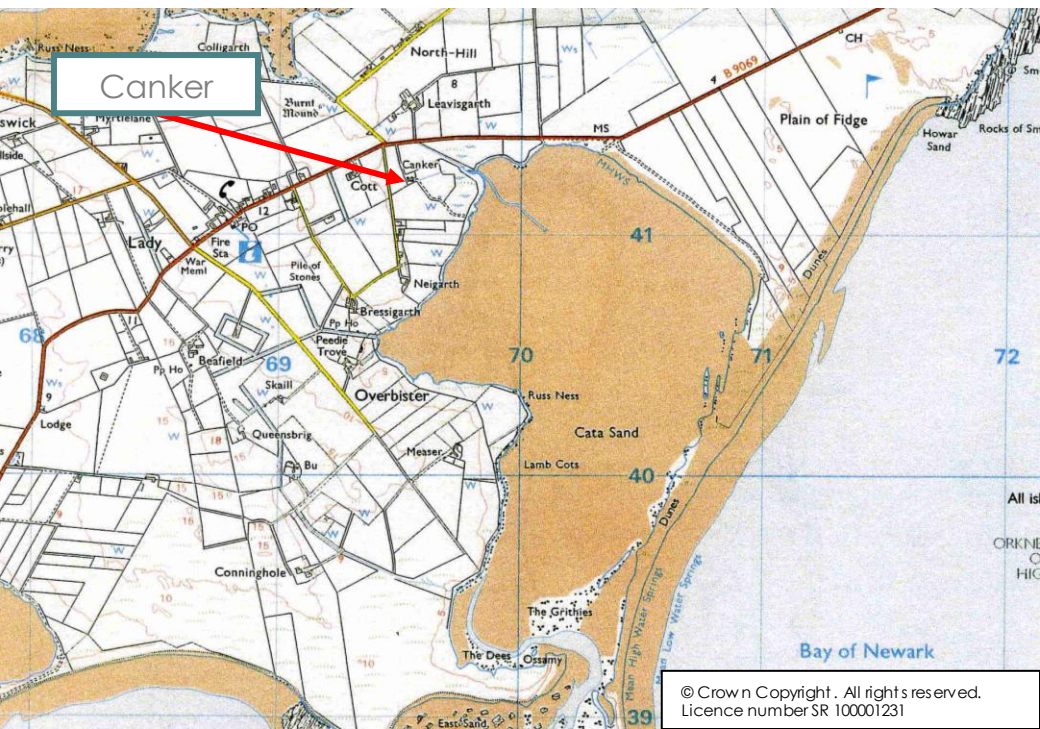
Externally, the garden is beautifully maintained with mature plants, bushes and trees, creating a peaceful outdoor environment. The property also benefits from an electric car charging point and a wind turbine, erected in 2014, which has approximately 8 years remaining of Feed-in Tariff payments, currently generating around £5000 per year.

Canker has previously operated as a successful self-catering business, offering excellent potential for those seeking a lifestyle change, investment opportunity or spacious family home within one of Orkney's most scenic island locations.

EXTRAS

All floor coverings, curtains, blinds, the range cooker, washing machine, tumble dryer and fridge/freezer are included in the sale price.



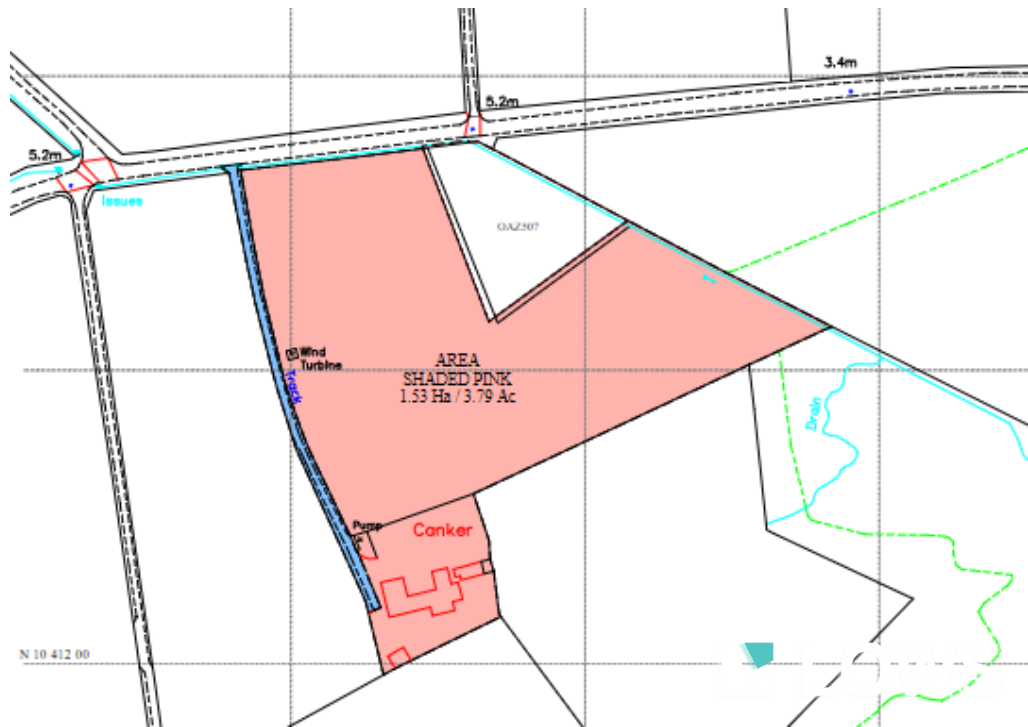


LOCATION

Canker is situated just outside of Lady village on the island of Sanday which is one of Orkney's outer north isles. Local amenities include a primary and junior secondary school, general stores, post office, doctor's surgery, Heritage Centre, cafes and hotels. There are beautiful beaches and points of natural history.



What3words : [///query.directors.drunk](https://www.what3words.com/???query.directors.drunk)



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.

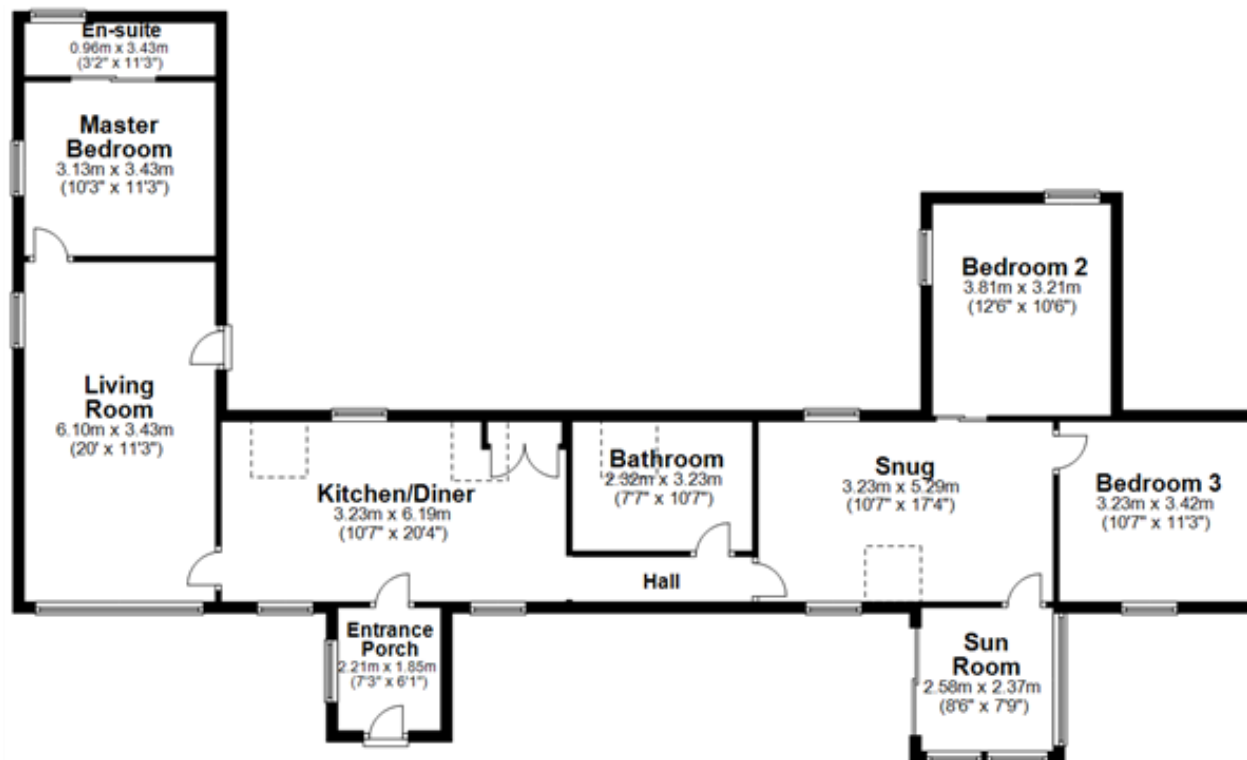


Viewing

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 – 1800Mbps Mobile Network – Vodafone, O2, EE & Three	C	D	Flexible