



Allendale Croft, Eday



Extending to 57 acres or thereby, KW17 2AB

 7 Bed

 3 Bath

 4 Public



Allendale Croft presents an exceptional opportunity to acquire a substantial residential and agricultural holding in an elevated coastal setting, enjoying outstanding panoramic sea views towards the Calf of Eday and Sanday. Extending to approximately 57 acres, this versatile croft combines two well-maintained bungalows with an extensive range of agricultural buildings, productive grazing land and agricultural entitlements, making it ideally suited to a farming enterprise, smallholding, lifestyle business or multi-generational living.

EXTRAS

Floor coverings, curtains, blinds and white goods are included in the sale price. Farm machinery and livestock are available by separate negotiation.



Offers Over £495,000

The agricultural facilities at Allendale Croft are well equipped and thoughtfully arranged to support a working livestock enterprise. The steading includes two General Purpose Sheds with roller doors, Byre 1 with roller doors and feed sections, together with Byres 2 and 3, which interconnect and provide feed areas, calf pens, a livestock crush and bull pen. Convenient access from the byres directly into the surrounding fields allows for efficient livestock handling and day-to-day management.

With approximately 57 acres of croft land, a comprehensive range of agricultural buildings and agricultural entitlements included within the sale, Allendale Croft offers a rare opportunity to purchase a well-equipped and highly versatile rural property in a stunning island setting, combining comfortable family living with excellent farming potential.



TAKE A LOOK INSIDE – ALLENDALE

The principal residence, Allendale, is a spacious and beautifully presented detached bungalow offering generous family accommodation throughout. The property comprises five bedrooms, including a principal bedroom with en-suite shower room, a large and welcoming living room, a spacious kitchen with dining area, a separate utility room, family bathroom and a bright sun porch from which to appreciate the spectacular surrounding countryside and sea views. The home benefits from uPVC double glazing, oil-fired central heating and solar panels providing an energy-efficient supply of domestic hot water.

Outside, the property is complemented by a garage, garden sheds and an enclosed garden surrounding the main residence, creating an attractive and sheltered outdoor space while enjoying the property's elevated position and far-reaching views.

KEY FEATURES

- UPVC double glazed windows
- Oil-fired central heating
- Solar panels to heat domestic hot water
- 5 bedrooms, once of which is en-suite
- Living room with dining area
- Bright and spacious kitchen/diner
- Sun porch
- Decking area to the front which enjoys beautiful sea views
- Enclosed garden
- Garage and sheds
- Eday Primary School and Kirkwall Grammar School catchment area



TAKE A LOOK INSIDE – CROYHOUSE

Adjacent to the main house is Croyhouse, a charming two-bedroom bungalow offering excellent additional accommodation. Ideal for extended family, guest accommodation, holiday letting or rental income (subject to any necessary consents), the property comprises an entrance porch, an open-plan living room and kitchen, a separate sunroom and a bathroom.

KEY FEATURES

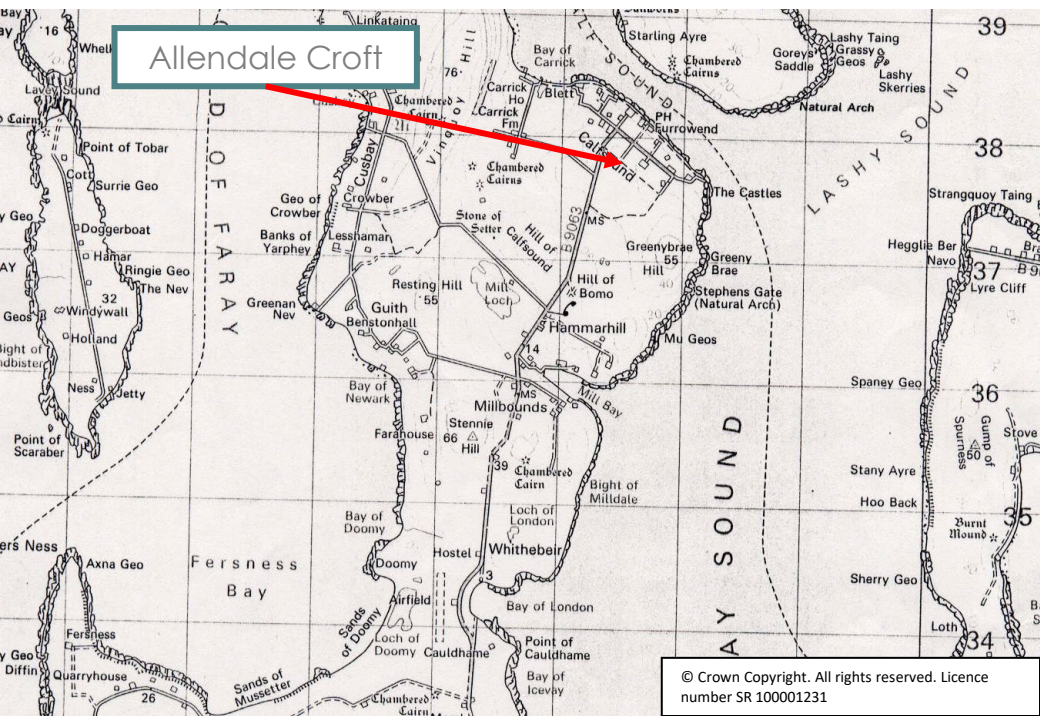
- UPVC double glazing
- Oil fired central heating (radiators)
- 2 double bedrooms
- Living room with open plan kitchen, sun room
- Bathroom
- Garden and decking to the rear of the property





Allendale

Croyhouse



LOCATION

Allendale Croft is situated on the island of Eday with views to the Calf of Eday and towards Sanday. Eday is one of Orkney's outer isles and has a primary school, doctor's surgery and general store with post office. There are daily ferry services and flights to Orkney Mainland.

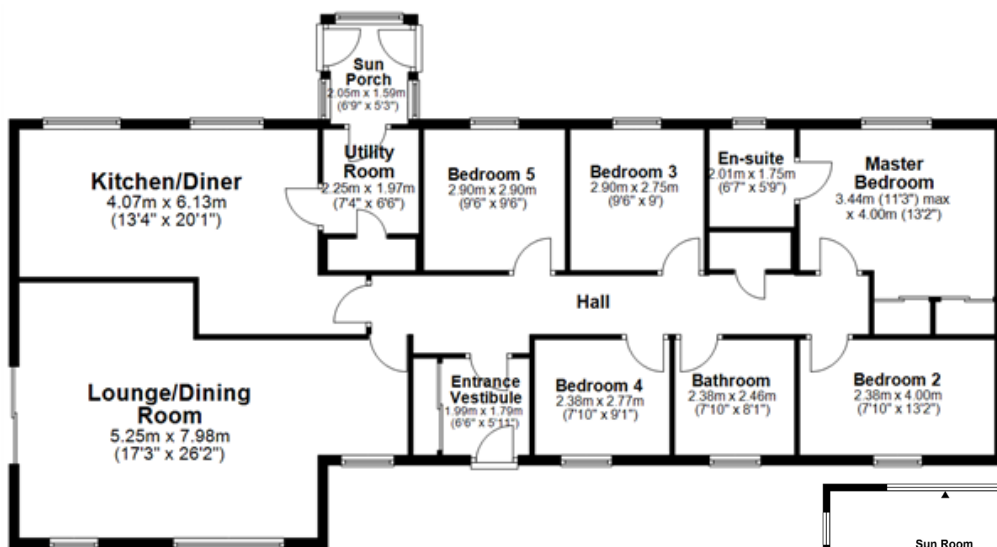
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Allendale

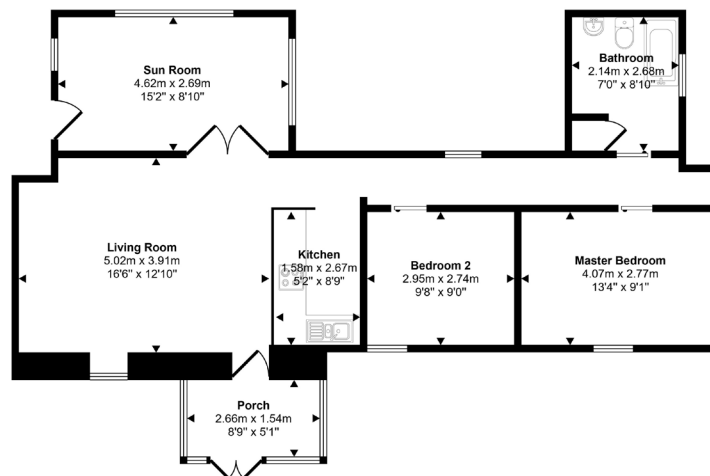






Allendale Floorplan

Croyhouse Floorplan



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Viewing

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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
Borehole water supply Mains Electricity Private Septic Tank Broadband Speed – 180 Mbps Mobile Network – EE, O2, Three, Vodafone	Band C	Band C	Flexible

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.