



Mill Cottage,

Longhope, Hoy, KW16 3NQ

 **LOW'S**

 2 Bed

 1 Bath

 2 Public



TAKE A LOOK INSIDE

Mill Cottage is a wonderfully secluded two-bedroom detached home occupying a truly exceptional coastal position in Longhope, Hoy. Set right on the shore, the cottage enjoys uninterrupted sea views and direct access to the beach, offering a rare opportunity to create a distinctive coastal retreat in a peaceful and private setting.

KEY FEATURES

- 2 bedrooms
- Living Room
- Kitchen/diner with multifuel stove
- Bathroom
- Wood framed double glazed windows
- Dimplex Quantum storage heaters
- Stunning coastal location with direct access to the shore
- 5 small stone outbuildings
- Garden area laid to rough grass. Flagstone patio.



EXTRAS

Floor coverings, blinds and all furniture is included in the sale price.

Offers Over £135,000

The ground floor comprises a welcoming kitchen/diner, complete with a multi-fuel stove, and a comfortable living room. Both rooms are dual-aspect and benefit from beautiful sea views, making the most of the cottage's remarkable setting and filling the accommodation with natural light.

On the first floor are two bedrooms and a bathroom, providing simple and comfortable accommodation with the potential to be transformed and enhanced through renovation.

Outside, the property has considerable character. Five small stone outbuildings provide useful additional storage and offer scope for a variety of uses, subject to the necessary consents. Stone steps lead upwards to a garden area, while a separate set of stone steps provides direct access to the shore.

To the side of the cottage is a particularly attractive and secluded flagstone patio, enclosed by mature planting including honeysuckle and Rosa rugosa. In season, these plants provide colour, texture and a wonderful scent, creating an idyllic spot from which to enjoy the peaceful surroundings and coastal setting.

Access to Mill Cottage is itself part of its unique appeal. The approach involves driving to the bottom of a shared track before continuing on foot along a grass path to reach the property. This unusual access reinforces the cottage's sense of seclusion and adds to its distinctive character.

Mill Cottage is in need of some renovation, but this presents an exciting opportunity for a new owner to breathe fresh life into a truly special property. With its exceptional shoreline setting, beautiful sea views, detached accommodation, traditional stone features and private outdoor spaces, it offers enormous potential to create a unique and charming coastal getaway.





LOCATION

Mill Cottage enjoys a peaceful and picturesque setting in Longhope on the eastern side of the island of Hoy. Travel to and from Hoy is straightforward, with a regular ferry service operating between Houton (Orkney Mainland) and Lyness.

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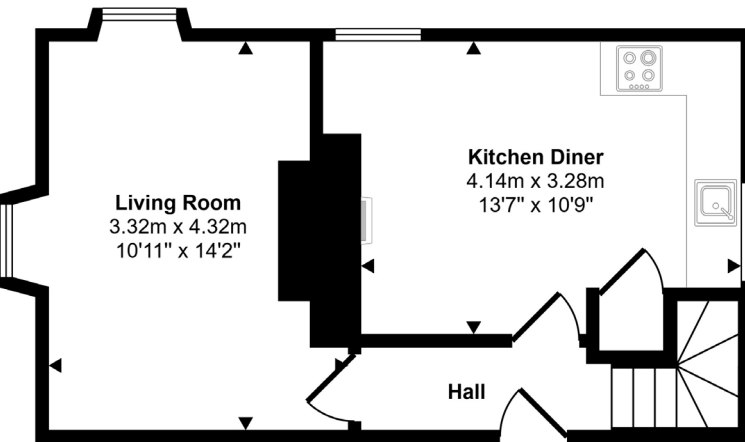


Viewing

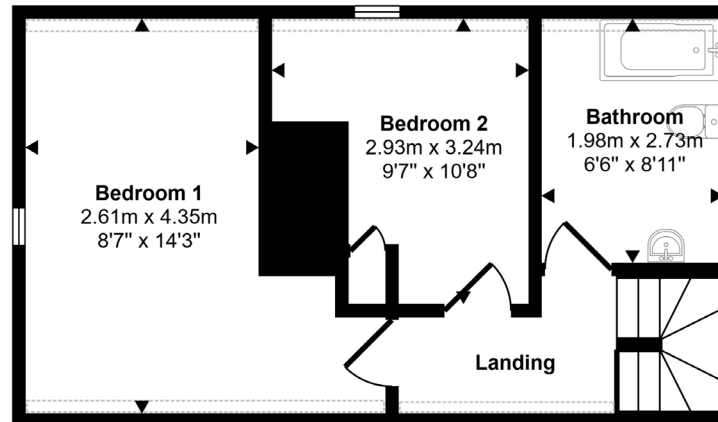
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 34 sq m / 368 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Drainage directly to the sea Broadband Speed – 2 Mbps Mobile Network – EE, Three	Band B	Band E	Flexible