



Newton

Sandwick, KW16 3JD



2-3 Bed



2 Bath



1 Public



TAKE A LOOK INSIDE

Situated in a peaceful rural setting in Sandwich, Newton is an attractive and comfortably spacious 2-3-bedroom detached dwellinghouse set within 0.45 acres or thereby of generous garden grounds and enjoying pleasant countryside surroundings.

KEY FEATURES

- 3 well-proportioned double bedrooms, one of which benefits from an en-suite
- Bright and welcoming living room with an electric feature fire and attractive views over the garden
- Spacious kitchen complemented by an electric Rangemaster cooker with double oven
- Oil central heating & double-glazed uPVC windows
- Family bathroom is fitted with a white suite and shower over the bath
- Generous garden grounds which are predominantly laid to lawn
- A useful workshop/utility area together with a range of traditional outbuildings including a garage, former byre and peat shed
- School catchment area for Dounby Primary School and Stromness Academy

EXTRAS

All floor and window coverings, white goods, Rangemaster cooker and most furniture are included in the sale price.



Offers in the Region of £185,000

The accommodation comprises a bright and welcoming living room with an electric feature fire and attractive views over the garden, creating a comfortable space in which to relax. The spacious kitchen is fitted with a range of wall and base units and is complemented by an electric Rangemaster cooker with double oven, making it ideal for everyday family living and entertaining alike.

There are three well-proportioned double bedrooms, offering flexible accommodation to suit a variety of needs, with one room ideally suited for use as a home office, study or hobby room. One of the bedrooms benefits from an en-suite shower room, while the family bathroom is fitted with a white suite and shower over the bath.

Externally, Newton enjoys generous garden grounds which are predominantly laid to lawn and enhanced by a selection of established bushes. A polytunnel frame provides excellent potential for keen gardeners and those looking to grow their own produce.

The property is further complemented by a useful workshop/utility area together with a range of traditional outbuildings including a garage, former byre and peat shed. While the garage and peat shed are in need of repair, these buildings offer excellent storage and potential for a variety of uses.





LOCATION

Newton is situated in the rural parish of Sandwick on Orkney's West Mainland. The property occupies a peaceful countryside setting surrounded by open farmland, rolling fields, and wide views across the surrounding landscape.

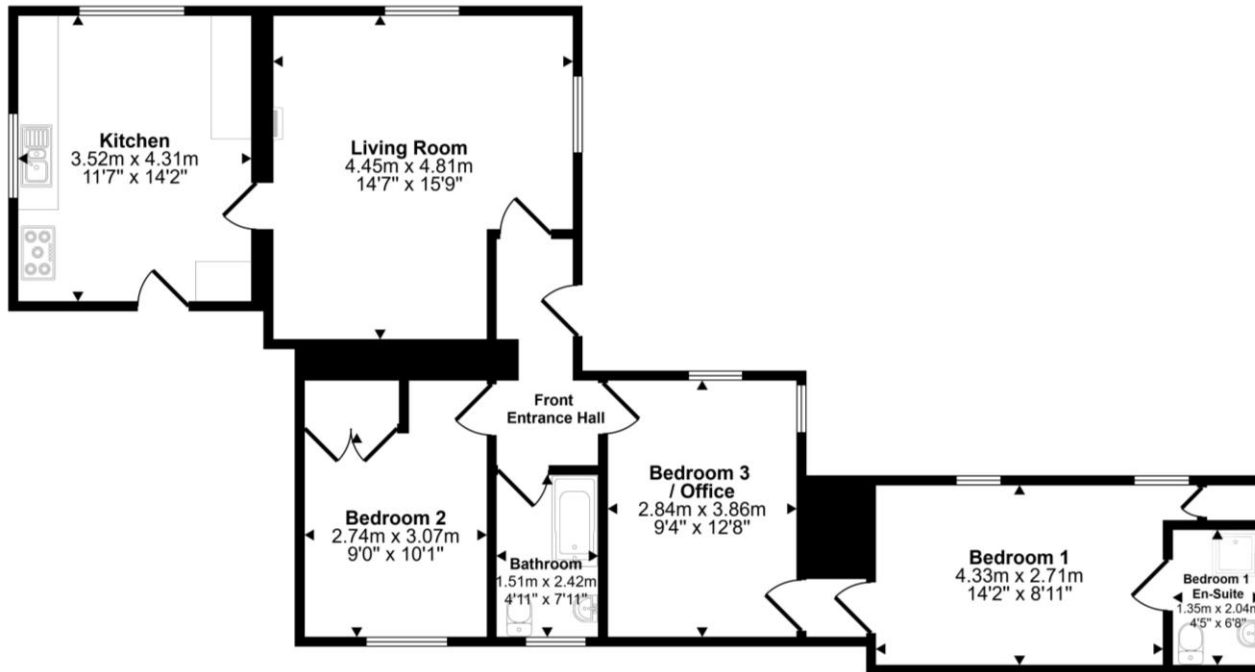
Despite its rural setting, Newton is well placed for access to local amenities. The village of Dounby is nearby and provides everyday services including shops, a primary school, healthcare facilities, and community amenities, while the historic ferry town of Stromness offers a wider range of services, businesses, and transport links.



What3words : [///lifts.marching.seashell](https://www.what3words.com/#!/lifts.marching.seashell)



Approx Gross Internal Area
88 sq m / 945 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – Vodafone, EE, O2	Band B	Band F	Flexible



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