

Cellardyke,

LOWS

South Ronaldsay, KW17 2RN

2 Bed | 1 Bath | 2 Public





TAKE A LOOK INSIDE

A spacious two-bedroom bungalow in South Ronaldsay, Cellardyke offers versatile accommodation together with breathtaking sea views. Set within generous private grounds and approached via a private tarmac driveway, the property also benefits from a substantial yard, a range of traditional outbuildings and the option to acquire an adjoining 3.8 acre, or thereby, field.

KEY FEATURES

- Air to Air source heating
- Mixture of wood framed and UPVC double glazed windows
- 2 double bedrooms
- Living room and sun room
- Kitchen/diner with separate utility room
- Bathroom with bath and separate shower
- WC
- 2 byres and 3 stores
- Large garden with stunning panoramic sea views
- Field extending to 3.8 acres or thereby
- St Margaret's Hope Primary School and Kirkwall Grammar School catchment area

House - Offers Over £250,000
Field – Offers Over £25,000

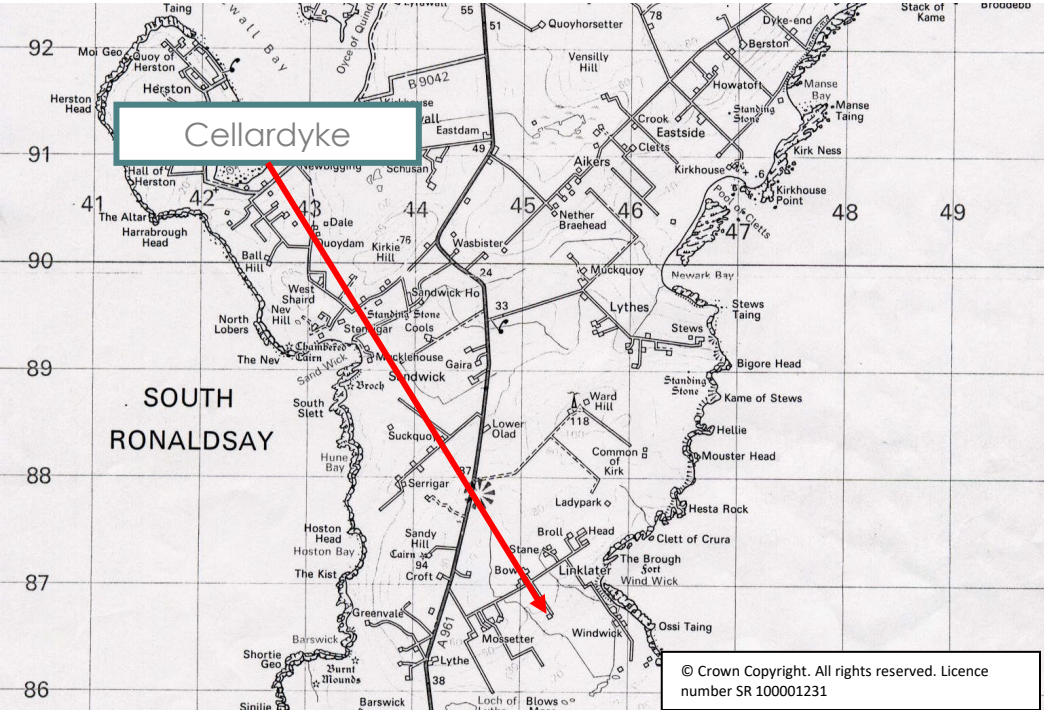
Cellardyke is an appealing two-bedroom bungalow set within a generous plot and enjoying an exceptional outlook across the surrounding coastline and sea. The accommodation is well proportioned, with the spacious living room providing an inviting central space and leading through to a delightful sun room where the stunning sea views can be enjoyed to their full advantage. The property also features a kitchen/diner, together with a useful utility room. There are two bedrooms, a bathroom with both a bath and separate shower, and a further WC. Externally, the property is complemented by a large garden and a selection of useful outbuildings including two traditional tied byres and three stores, offering excellent storage and potential for a variety of uses, subject to any necessary consents. The property is accessed via a private tarmac driveway leading to a spacious yard, providing plentiful parking for several vehicles. The adjoining field, extending to 3.8 acres or thereby, is also available. With its combination of generous accommodation, extensive outdoor space, traditional outbuildings and outstanding sea views, Cellardyke offers a rare opportunity to acquire a property in a beautiful and peaceful South Ronaldsay setting.











EXTRAS

Floor coverings and some window coverings are included in the sale price.

LOCATION

Cellardyke is located off the Windwick Road which is a peaceful location in South Ronaldsay, offering a wonderful blend of rural tranquillity, dramatic scenery and island living. Surrounded by open countryside and expansive views across the sea, the area is ideal for those seeking a slower pace of life in a truly picturesque setting. South Ronaldsay is well connected to the Orkney Mainland by the Churchill Barriers, while the nearby village of St Margaret's Hope provides local amenities, shops and services.

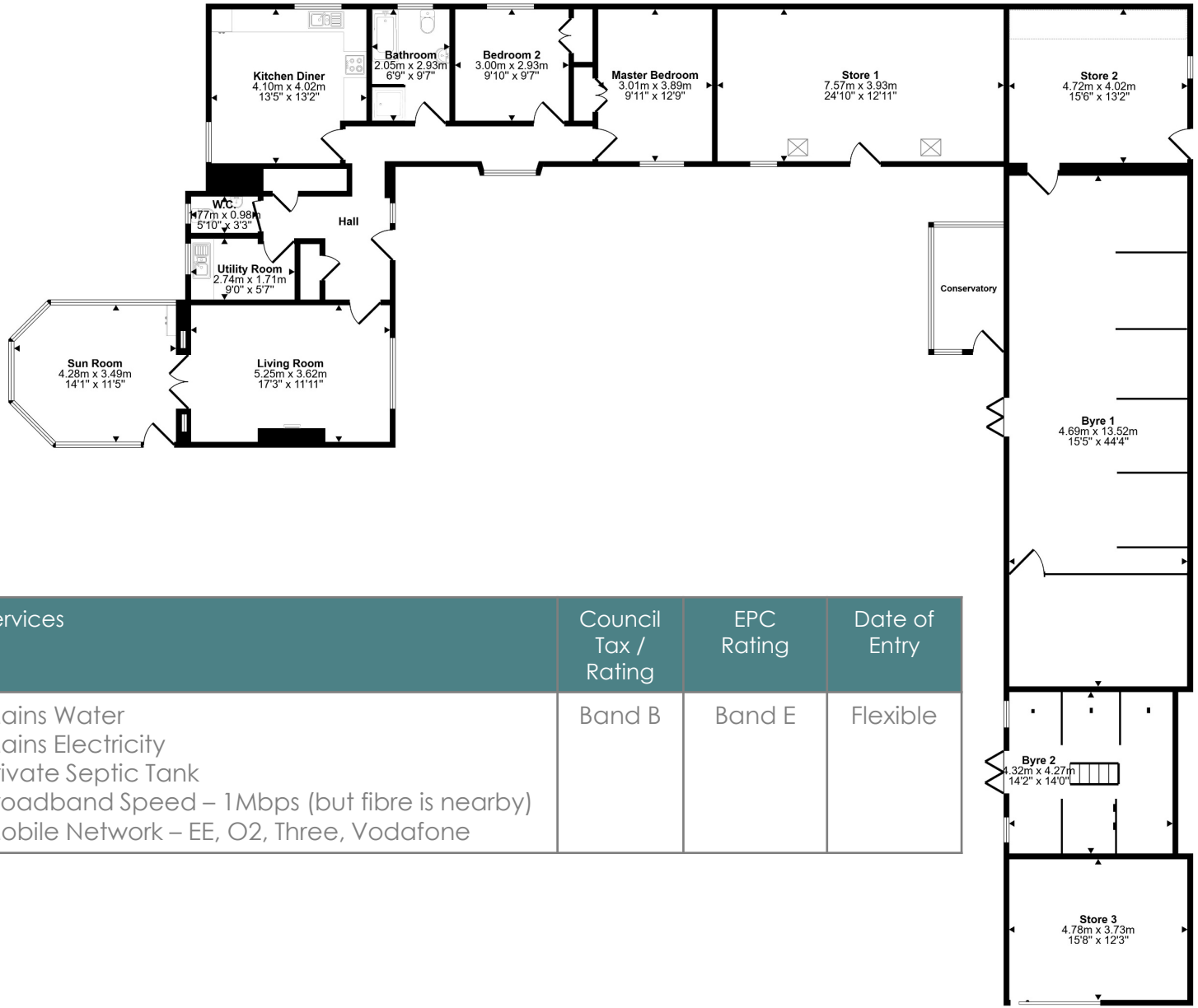
/// What3words : ///sheds.life.reinforce








LOWS



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1Mbps (but fibre is nearby) Mobile Network – EE, O2, Three, Vodafone	Band B	Band E	Flexible

LOWS

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.

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.