



Shoehall,

Eday, KW17 2AB

 **LOW'S**

 3 Bed

 1 Bath

 2 Public



TAKE A LOOK INSIDE

Shoehall is a charming three-bedroom traditional stone cottage set in approximately 2.2 acres or thereby on the beautiful island of Eday. With uninterrupted sea views, a wonderful sense of privacy and an abundance of character, this delightful property offers a rare opportunity to create a truly special island home.

KEY FEATURES

- 3 bedrooms
- Living room with exposed stone wall
- Dining room
- Kitchen
- Bathroom with roll top bath and separate shower
- UPVC double glazed windows
- Stove with back boiler which feeds radiators in living room and bedrooms 1 & 3
- Stoves in living room and dining room
- Range of stone outbuildings, including a traditional tied byre
- 2.2 acres or thereby
- Eday Primary School and Kirkwall Grammar School catchment areas

Offers in the region of £100,000

Shoehall has considerable charm, while now requiring a degree of renovation and modernisation. The accommodation comprises three bedrooms, a welcoming living room with multifuel stove, a separate dining room with stove, a kitchen and a bathroom. A particular feature of the bathroom is the lovely roll-top bath, positioned in the window to make the most of the surrounding views, together with a separate shower.

Outside, a selection of traditional stone outbuildings, including a tied byre, add further appeal and offer excellent scope for a variety of uses, subject to any necessary consents. The generous grounds extend to approximately 2.2 acres or thereby, with the property enjoying uninterrupted sea views and a peaceful, private setting. Despite its wonderful sense of seclusion, Shoehall is not isolated, and the combination of its setting, traditional character and considerable potential makes this an exciting opportunity for those seeking a home with plenty of scope to put their own stamp on it.

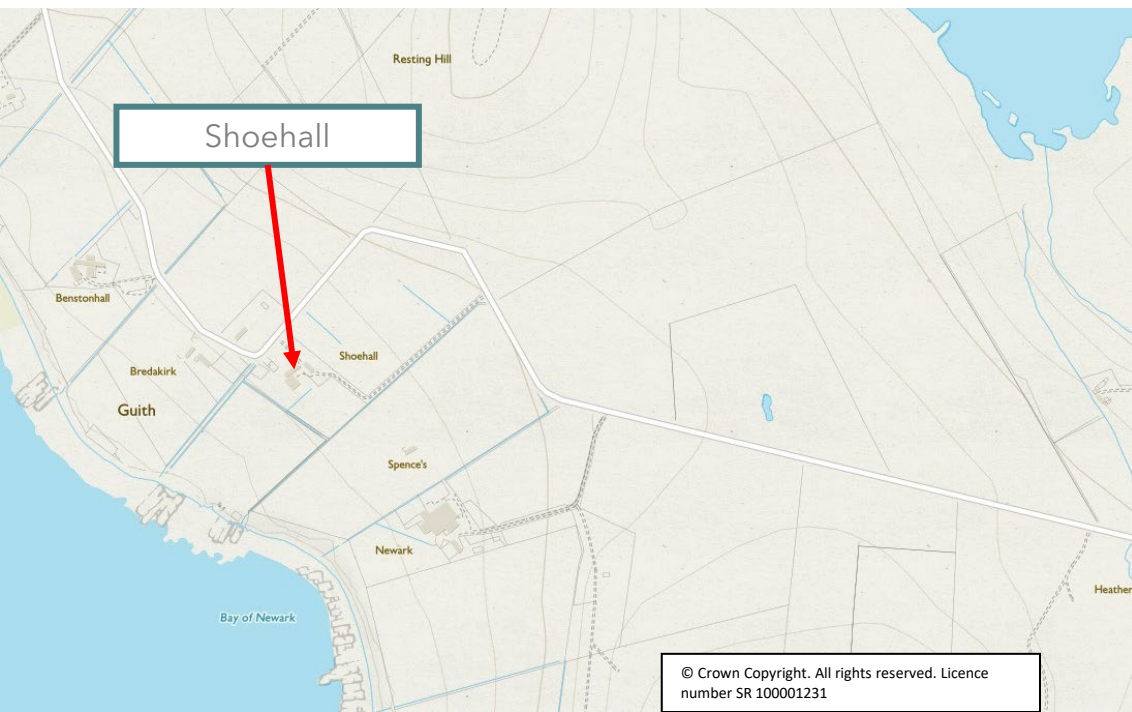
EXTRAS

Some curtains, washing machine, fridge, cooker and some items of furniture are included in the sale price.





 **LOWS**



LOCATION

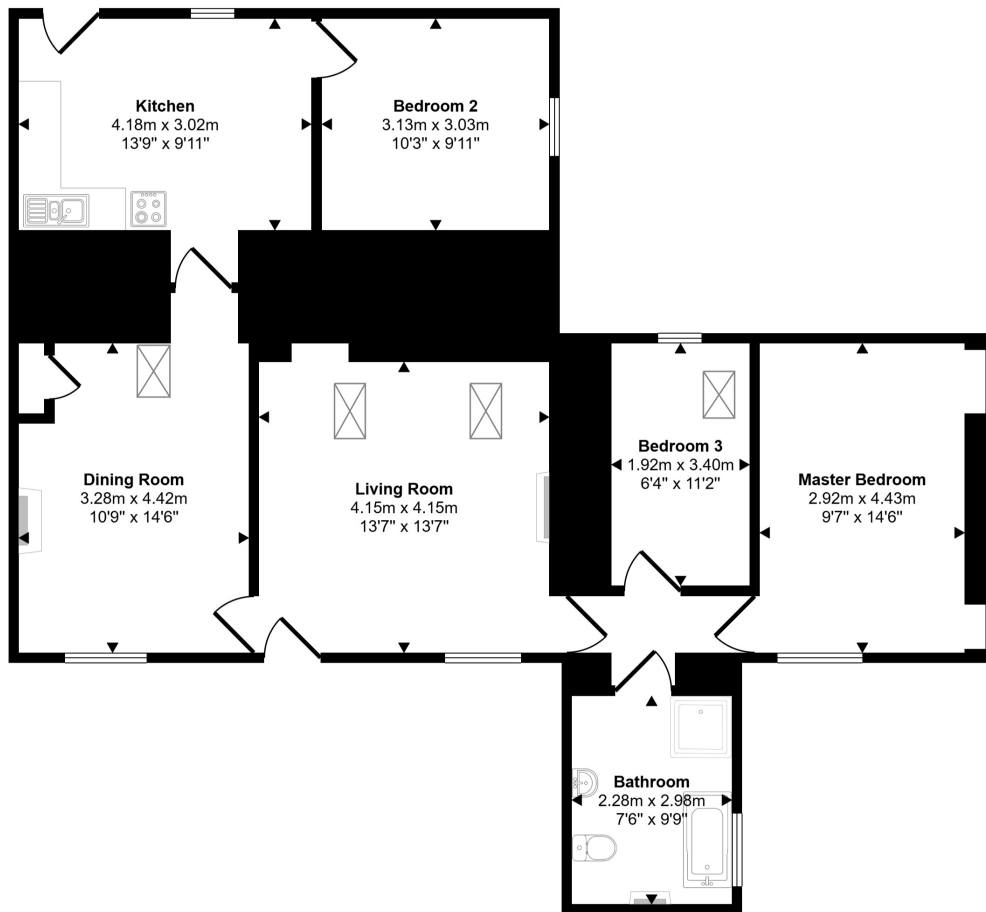
Shoehall is set in a peaceful rural position on the island of Eday, one of Orkney's beautiful North Isles. The area is known for its wide-open landscapes, dramatic coastline and abundant wildlife, offering a wonderfully tranquil setting with uninterrupted sea views.

Eday has a primary school, doctor's surgery and general store with post office. There are daily ferry services and flights to Orkney mainland.



What3words : [///accented.engineers.boasted](https://www.what3words.com/accelented.engineers.boasted)





Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed - 1800 Mbps Mobile Network - EE, Three	Band A	Band F	Flexible



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.

www.lowsorkney.co.uk

[Lows Facebook Page](#)

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.