



## The Noddle, 2.5 acres or thereby, Lyness, KW16 3NU

Spacious 3 bedroom bungalow or 2 bedroom dwelling with self-contained one bedroom annexe set in a unique position on the island of Hoy. Own wood and beach front with converted, insulated boathouse. There is a vehicle turning circle and parking. OIC completion certificate but no architects supervision certificate. Stone outbuildings, flower and fruit garden, a further small wooded area and a small stone lined sunken garden.

**OFFERS OVER  
£220,000**

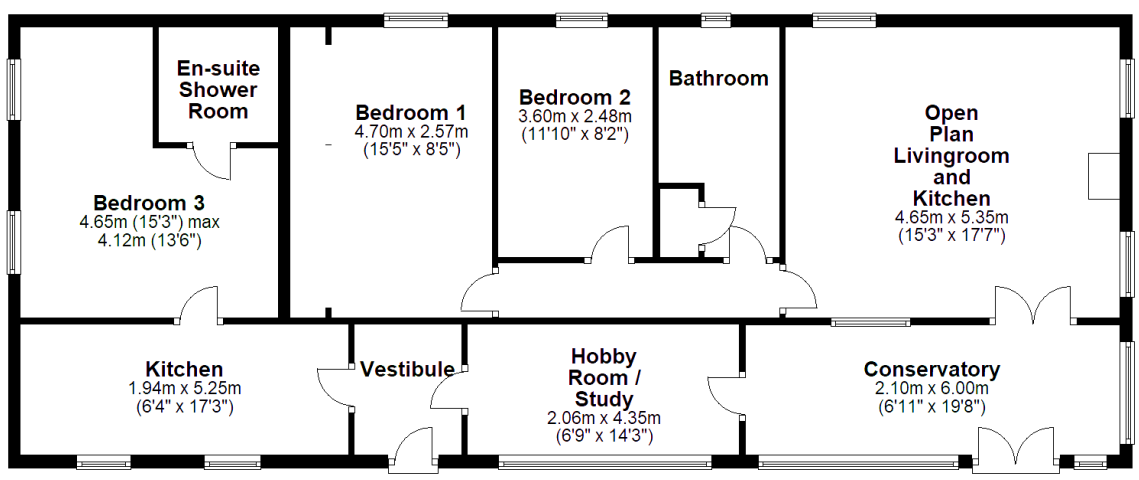


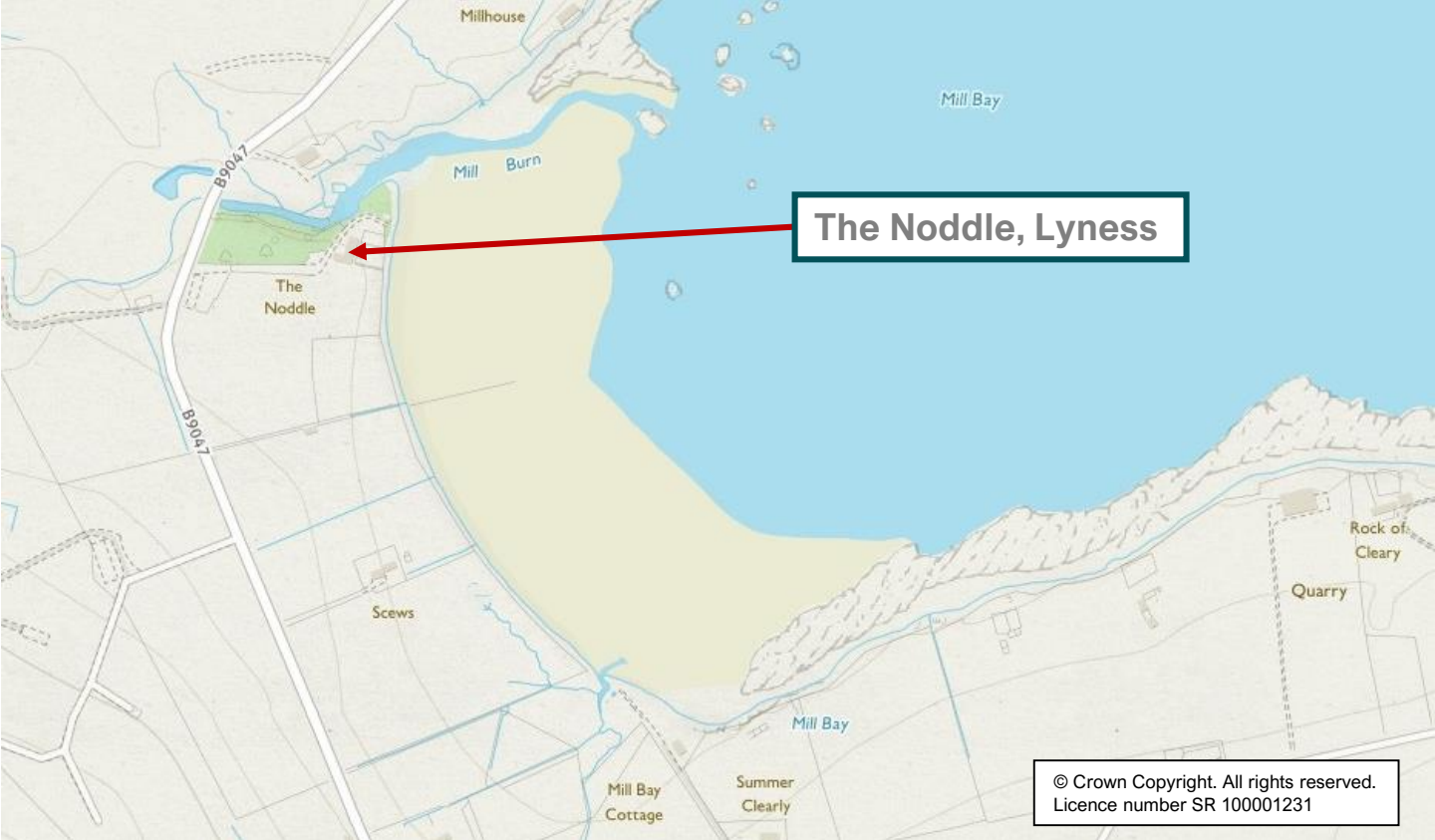
- Stunning, spacious 3 bedroom bungalow or 2 bedroom dwelling with self contained one bedroom annexe.
- Set in approx. 2.5 acres with willow tree – lined drive, beach front and sea views.
- Air source underfloor heating.
- Double glazed windows.
- ABX multi-fuel stove in kitchen/diner.
- Conservatory looks out onto Mill Bay.
- Insulated, converted boathouse.
- Several stone outbuildings in various states of repair.
- Beautiful flower and fruit garden.
- Small wooded area – rare in Orkney and a small stone lined sunken garden.



## LOCATION

Hoy is one of Orkney's inner south isles and is connected to the mainland by a scheduled roll-on, roll-off ferry to Houton and a passenger ferry to Stromness. There is a primary school and junior secondary school on the island together with a swimming pool, post office and general store.





**The Noddle, Lyness**

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**SERVICES** – Mains water and electricity. Telephone. Private septic tank.

**COUNCIL TAX BAND** - Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers over £220,000  
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.



Lows Solicitors – Estate Agents  
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**EJP**  
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.