

**THE NODDLE, 2.5 acres or thereby,
LYNESS, KW16 3NU
OFFERS OVER £220,000**



The Noddle is stunning in approximately 2.5 acres, with a spacious 3 bedroom bungalow in a unique position. It is accessed along its own willow tree - lined drive. On the left of the drive The Noddle has its own wood, containing a variety of mature trees, a rarity in Orkney. The wood leads down to the beautiful river (Mill Burn) that feeds out to Mill Bay. The property also has its own beach front and converted, insulated boathouse. The drive leads to the dwelling house which has a vehicle turning circle and parking.

The Noddle, built in 2013, has been designed to offer a warm and very flexible layout as either a 3 bedroom bungalow or a 2 bedroom dwelling with a self-contained one bedroom annexe. The dwellinghouse has an OIC completion certificate but no architects supervision certificate.

There is air-source underfloor heating together with double glazed windows and exterior doors throughout. The open plan living room – kitchen/diner has a substantial ABX multi-fuel stove with exterior air outlet which draws air from the outside rather than creating draughts by pulling it from inside and it heats the whole property. The kitchen area has purpose-built fitted cupboard units and shelves, double ceramic butler sink, cooker hood and plumbing for a washing machine/dishwasher.

An inner hallway leads to, the bathroom (which has a bath, shower cubicle, sink and toilet) and bedrooms 1 and 2.

The beautiful, spacious conservatory, looks out onto Mill Bay, has double doors onto the decking and glazed doors into the lounge/kitchen/ diner.

The conservatory has an innovative double layer roof of insulated polycarbonate which is most effective in the winter and has 17 double glazed windows all fitted with wooden Venetian blinds.

There is a vestibule with its own front door off the decking and glazed doors into the lobby/study and annex dining room/ kitchen with double doors leading into the large bedroom 3 which has its own on-suite.

To the left are several old stone outbuildings in various states of repair. There is a beautiful flower and fruit garden, a further small wooded area and a small, stone lined sunken garden.

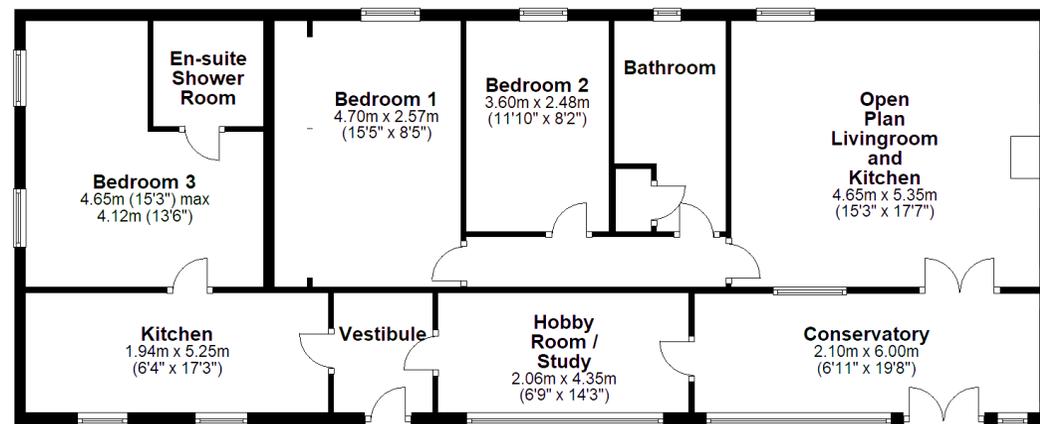
Hoy is one of Orkney's inner south isles and is connected to the mainland by a scheduled roll-on, roll-off ferry to Houton and a passenger ferry to Stromness. There are a primary school and junior secondary school on the island together with a swimming pool, post office and general store.

SERVICES - Mains water and electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band C. The Council Tax Band may be reassessed 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.



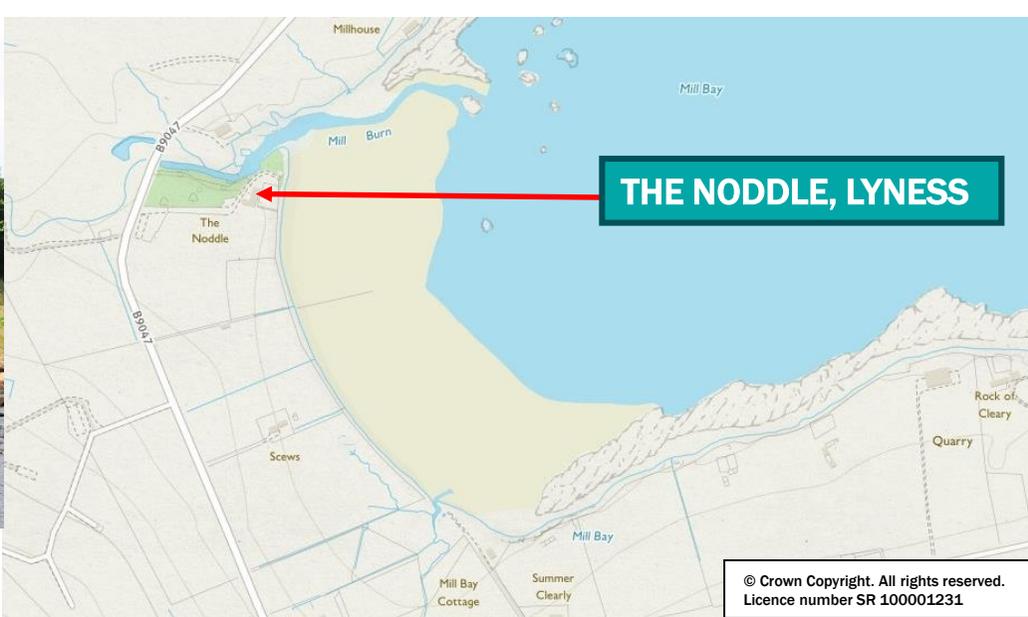
FIXTURES & FITTINGS – All floor coverings are included in the sale price.

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

PRICE - Offers over £220,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.





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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.

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