



PROPERTY

Appiehouse, Sanday, Orkney, KW17 2BW



Beautifully renovated 2 bedroom detached dwelling set in approximately 2 acres set back from Lady village with stunning sea views of Cata Sands and over the surrounding countryside.

Sanday is one of the largest of Orkney's Outer North Isles and is served by excellent air and ferry services. It has a vibrant and safe community with an excellent school and many other facilities. It is renowned for its sweeping bays and stunning sandy beaches.

The property benefits from oil fired underfloor heating and has hand made wood framed double glazed windows and doors.

There is a fantastic feeling of modern living mixed with original features such as flagstone floors, exposed stone walls, exposed beams, stable doors and fireplaces.

Appiehouse has been lovingly restored to a high standard.

Décor is neutral throughout with solid oak flooring on the first floor and the kitchen is modern and has an integral oven, hob, dishwasher, fridge and warming drawer. The bathroom is stylish and offers a WC, free standing bath, large walk in shower and his and her wash hand basin's.

Outside you will find a private track to the drive where there is ample parking, a paddock extending to approx. 1.5 acres which is well fenced, a barn, a greenhouse and lovely garden areas including a courtyard, vegetable garden, flower beds and a large lawned garden.

Accommodation comprises of entrance utility, WC, open plan kitchen/dining room, entrance porch/study/sun room and sitting room on the ground floor with 2 bedrooms and a bathroom on the first floor.

Offers over £185,000

Accommodation

Entrance Utility:

Hardwood glazed outer door, flagstone floor, step up to ceramic tile flooring, 2 windows, pulley, units with worktops above, large belfast sink, plumbing for washing machine, room for freezer, wine chill, large walk in cupboard with shelves, door to WC and door to kitchen/diner.

WC:

Ceramic tile flooring, privacy glazed window, WC, WHB.

Kitchen/Dining Room:

Flagstone flooring, 3 windows, meter cupboard, modern solid wood kitchen units with worktops above, stainless steel sink, integral AEG dishwasher, AEG integral fridge, AEG integral large oven and halogen hob, warming drawer, exposed stone wall, phone point, space for large dining table and chairs, space for sofa, exposed beams, door to sitting room, door to entrance porch/study/sun room.

Entrance Porch/Study/Sun Room:

Ceramic tile flooring, hardwood glazed outer door, 2 windows, exposed stone wall.

Sitting Room:

Carpet, 2 windows, shelved alcove with cupboard housing heating controls, focal fire place with electric fire, exposed beams.

1st Floor Landing:

Solid oak flooring, window, radiator, doors to master bedroom, bedroom 2 and bathroom.

Master Bedroom:

2 windows, solid oak flooring, focal fire place with exposed stone and wooden mantle, radiator, exposed beams.

Bathroom:

Solid oak flooring, window, WC, free standing bath, large walk in shower, his and her wash hand basin set in vanity unit, access to attic.



Kitchen/Dining Room



Sitting Room

Accommodation

Bedroom 2:

Solid oak flooring, window, radiator, focal fire place with cast iron surround and wooden mantle.

Studio Room:

UPVC double glazed windows and door, flagstone floors, radiator (not connected), worktop with butler sink, pulley, cupboard housing hot tank, oil boiler and shelf.

Outside

Barn:

25' 00" x 12' 00"

New flagstone floor, power, light, 2 windows, 2 doors, could be converted into a workshop/studio/self catering accommodation with the appropriate consents.

Outside is a private track leading to the drive which has parking for several cars, access to the 1.5 acre paddock, compost bins, courtyard, flower bed, vegetable garden, a new greenhouse with power and light and a lawned garden area.

You can enjoy fantastic sea views over Cata Sands and the surrounding countryside.



Kitchen/Dining Room



Utility Room



Master Bedroom



Bedroom 2



Bathroom



WC

Photographs



Studio



Garden & Greenhouse



Greenhouse



Courtyard & Barn



View from the Beach



Garden

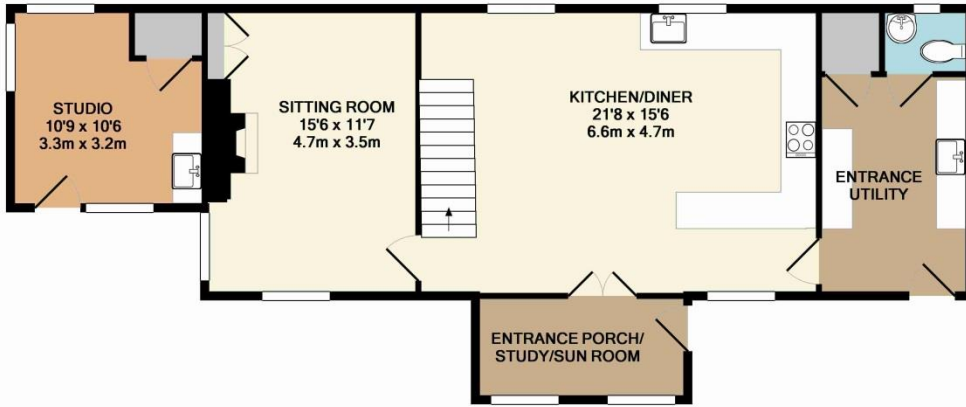


Garden

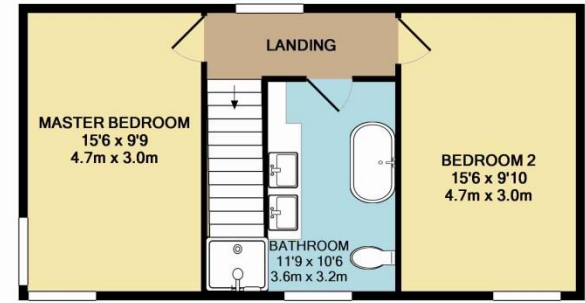


Outside

Floor plans



GROUND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX

The subjects are in Band A. The charge for the year 2016/2017 is £822.13 (£518.50 for single person household). 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

The property has an energy rating of band C (74).

SERVICES

Mains services, telephone, private septic tank.

FIXTURES AND FITTINGS

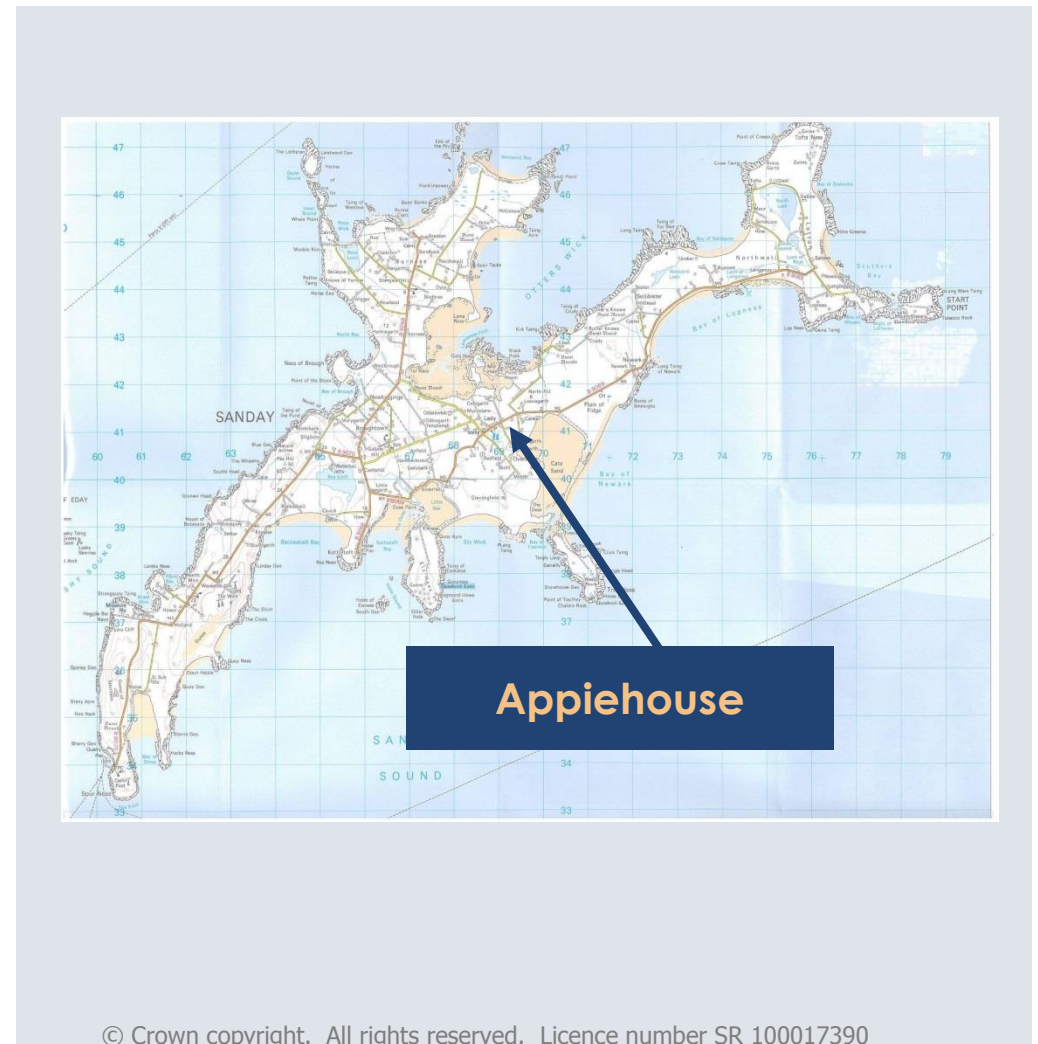
Carpets, floor coverings and curtains are included in the sale price

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £185,000 are invited.



NOTES - These particulars have been prepared following an inspection of the property on the 8th March 2016 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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