



Orkney Property Centre

13 Bridge Street
Kirkwall
KW15 1HR
01856 877 866



info@orkneypropertycentre.co.uk

Knowtoo Cottage, Sandwick, KW16 3HY Offers over £175,000



Three bedroom cottage, together with an old mill set in a tranquil rural location with views over the surrounding farmland and onwards to Harray Loch. Planning permission has been granted to extend the cottage and erect a wind turbine. The Old Mill could prove an excellent opportunity to renovate with the appropriate planning consents.

Accommodation comprises Living room, Kitchen, three Bedrooms and Bathroom.

www.orkneypropertycentre.co.uk

Knowtoo Cottage benefits from electric heating enhanced by the wood burning stove in the living room. uPVC double glazed doors and windows throughout.

The entrance hall is carpeted with two windows overlooking the front of the property. Large cupboard with shelving providing excellent storage. Hatch to attic. Storage heater.



Living room

4.53m x 4.14m (14ft 10" x 13ft 7")

Charming room with neutral décor and warm carpeting. Ever welcome focal point in the form of a multi-fuel stove with tiled hearth and wood mantle. Shelved alcove to side of the fireplace. Windows to the rear and side of the property along with a velux roof light drawing in the natural light. Television and telephone point. Storage heater.



Kitchen

3.77m x 2.52m (12ft 4" x 8ft 3")

Fitted with a range of units at floor and eye level with integrated fridge, hob and oven. Good run of worktops with splashback. Plumbed for a washing machine or dishwasher. Space for an under counter freezer. Vinyl flooring and window to the side of the property. The rear entrance 1.88m x 1.62m (6ft 2" x 5ft 4") is open to the kitchen and has a half glazed external door, recess shelving and cupboard.



Bedroom 1
4.78m x 3.60m (15ft 8" x 11ft 10")

With warm décor and carpeting, this double bedroom is well proportioned and has windows to the front and rear of the property. Panel heater.



Bathroom
3.74m x 1.53m (12ft 3" x 5ft)

Fitted with a three piece white suite with shower over the bath. Vinyl flooring with tiling behind the bath and wash hand basin and cheerful décor. Shelved airing cupboard. Fan heater and extractor fan.



Bedroom 2
3.5m x 3.1m (11ft 6" x 10ft 2")

Delightful double bedroom with warm carpeting and neutral décor. Window to the rear of the property. Storage provided by a double built-in wardrobe with hanging rail and shelving. Panel heater.



Bedroom 3

2.96m x 2.74m (9ft 8" x 9ft)

Carpeted double bedroom with neutral decor. Window overlooking the front side of the property. Walk-in wardrobe with hanging rail and shelving providing good storage.

Shed

3.46m x 1.73m (11ft 4" x 5ft 8")

Adjoining the property is a storage shed with power and lighting, worktop space and plumbing for a washing machine.



The Mill

9.81m x 4.26m (32ft 2" x 14ft)

Old water mill with power, lighting, workbenches and double sliding door. Staircase leading up to an upper landing which the current owners utilise as an office space. Telephone point. This outbuilding could prove an excellent opportunity for renovation with the appropriate planning consents. Wood shed 3.67m x 1.78m (12ft x 5ft 10") adjoining the mill.

Caravan Shed

9.25m x 3.19m

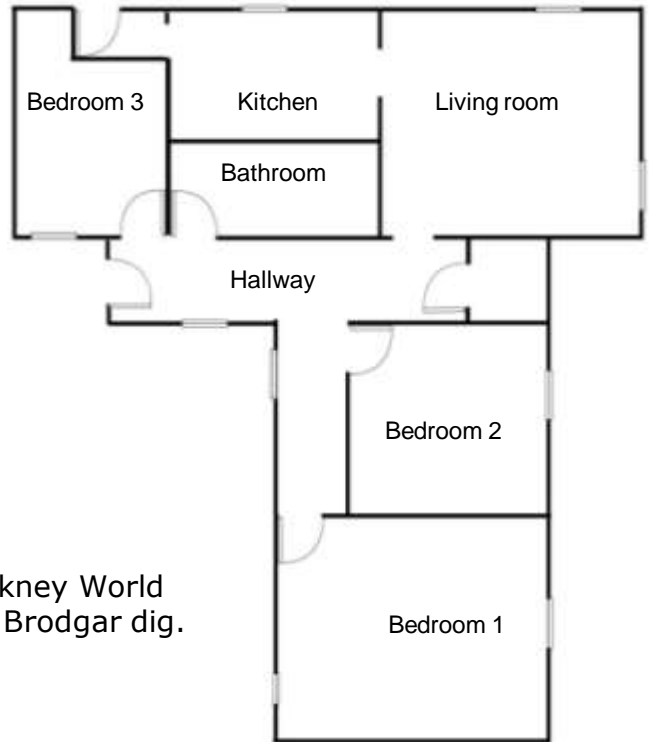
Blocked in caravan shed which would be demolished to make way for the house extension.





To the front of the property is a small lawn area bordered by a rockery. Driveway sweeps around to the side of the property with ample parking for several cars. Lawn, shrubs, rockeries and patio areas offering excellent outside space whilst enjoying the unspoilt views over the surrounding farmlands and onwards to Harray Loch.





Knowtoo Cottage is situated in the heart of Orkney World Heritage site, only two miles from the Ness of Brodgar dig.

Services – Private septic tank, Mains services, Telephone

General Notes – Home Report Available

- **Council Tax** – Band C. This may be reassessed when the property is sold.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** - All carpets, floor coverings, light fittings and blinds are included in the sale. Some white goods may be available by separate negotiation.
- **Price** – Offers over £175,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of December 2011. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.