



Cott, Stronsay, Orkney, KW17 2AF
FOR SALE – Offers over £140,000



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Cott, Stronsay

- Peaceful Island lifestyle
- Wooden double glazed windows
- Stanley heater and water heated radiators
- Range of outbuildings
- Driveway with space for parking

Cott is a two bedroom, detached bungalow dating from the 1800's, with a more recent extension. The property is set in spacious gardens. It benefits from detached interlinked outbuildings to the rear. The outbuildings can be used as garages and spaces would appeal to a craft person with potential for development with appropriate consents. Cott is a peaceful home that benefits from an abundance of birdlife and wide reaching countryside views.

Located in Stronsay one of Orkney's Northern Isles, with beautiful white sandy beaches and in a known migration path for birds. Local amenities including a junior high school, post office and community centre. Stronsay is linked to Orkney mainland by both a ferry service and small passenger plane.



Entrance Hallway

Entrance is positioned to the side of the property. Hot and cold fittings for washing machine. Wall mounted cupboard and fixed coat hooks. Vinyl flooring. Skylight. Radiator. Access to kitchen, bathroom and hallway.

Kitchen/Diner

The kitchen is located to the side of property with double aspect windows to front and side with views over greenhouse and gardens. Corner shelving and ample floor and wall mounted units with worktop space. Stainless steel sink with double drainer and stainless steel pillar taps and tile effect splash backs. Stanley range cooker with stove top. Airing cupboard located close to sink, houses supplemental hot water heater. Heating provided by Stanley Range. Vinyl flooring. Access to entrance hallway.

Hallway

Inner hallway with loft access hatch. Painted walls and Carpet. Access to bedrooms and sitting room.

Sitting Room

Sitting room is at the side of the property with double aspect windows with rural views over garden and land. Tiled Art Deco inspired fireplace surround. Fitted cupboard in alcove with open shelving. Wallpaper. Carpet. Radiator. Access to hallway.

Bedroom 1

Double bedroom is located to the back of property with window giving view of mature garden. Open shelving. Wallpaper. Carpet. Radiator. Access to hallway.

Bedroom 2

Double bedroom is positioned to the side of property with window giving views over mature garden. Wallpaper. Carpet. Radiator. Access to hallway.

Bathroom

Shower enclosure with electric shower. WC. Wash hand basin with pillar taps. Tile effect on walls. Fitted wall mirror cupboard. Window to side with privacy glass. Concrete flooring. Oil heated towel rail. Access to entrance.

Out Buildings

A number of interlinked outbuildings that are stone and have concrete and flagstone floors. Space for cars. Space for workshops. Aspect wooden doors to front and sides of main outbuildings. An outbuilding situated towards the back will need repair and had been used for possible greenhouse. Access to external and land.

Gardens

Views over farm land and countryside. Mature Gardens with fertile soil. Boundaries are mixture of posts and fencing.

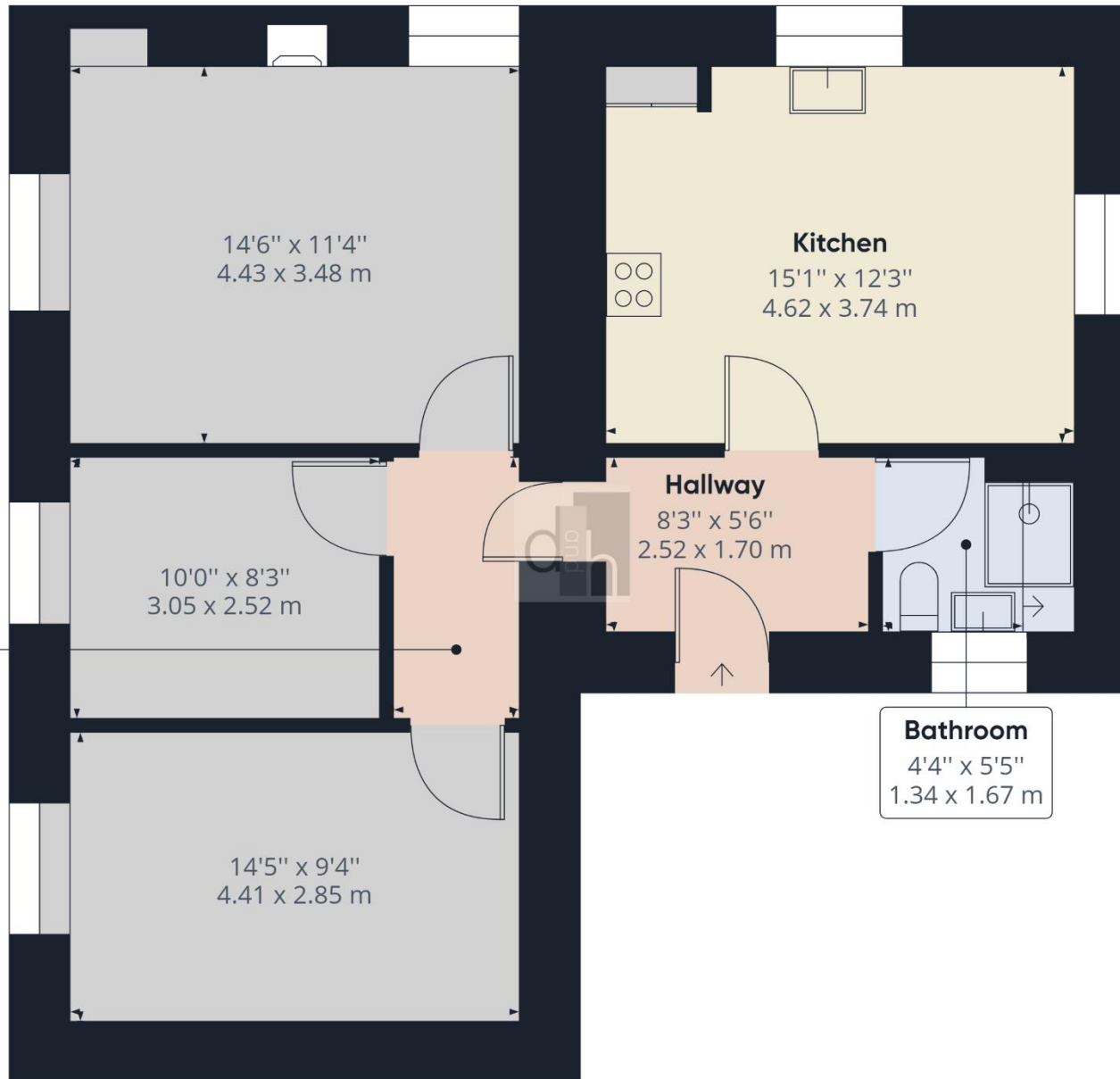
Greenhouse

Cube design showing signs of wear positioned in side garden

Driveway

Room for multiple cars. Access to rear and outbuildings.

Floor Plan



Approximate total area⁽¹⁾

715.88 ft²
66.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band

The subjects are in Band C. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band F

SERVICES

Mains water, electricity and septic tank.

FIXTURES AND FITTINGS

Floor and window coverings, are included in the sale price.

PRICE

Offers over £140,000 are invited.

VIEWING

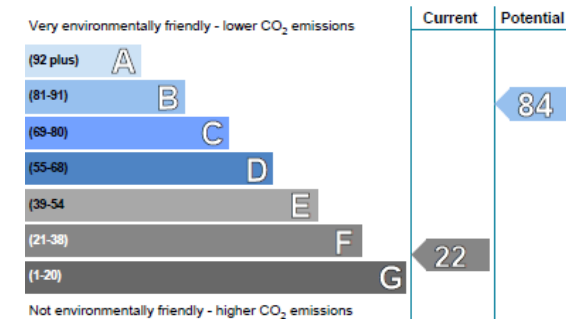
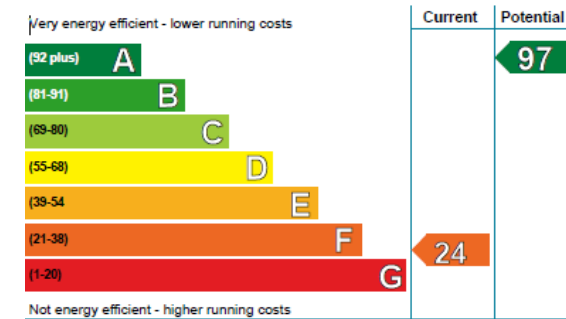
All viewings to be arranged by appointment only through d and h as the sole selling agent.

Telephone: 01856 872 216
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*All viewings are conducted at the viewers own risk.



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NOTES - These particulars have been prepared following inspection of the property in 2023 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. 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. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties. November 2023