



Offers over £160,000

Roadside Cottage  
Lady Village, Sanday, KW17 2BW

Harcus.



Offered for sale is this charming detached cottage featuring three bedrooms, along with attached outbuildings, a spacious garden, and a field located at the rear. The property encompasses a total area of approximately one acre.

Nestled on the scenic island of Sanday, renowned for its stunning sandy beaches, Roadside Cottage offers a prime location for both leisure and convenience. The island is equipped with essential amenities, including a junior and secondary school, a community centre featuring a swimming pool, general stores, two hotels, and a post office. Roadside Cottage is conveniently situated within walking distance of the shop and medical facility.

The accommodation includes an Entrance Porch, Kitchen, Shower Room, Living/Dining Room, Study and three Bedrooms.

 3 bedrooms

 1 bathrooms

 1 Public room



## Entrance Porch

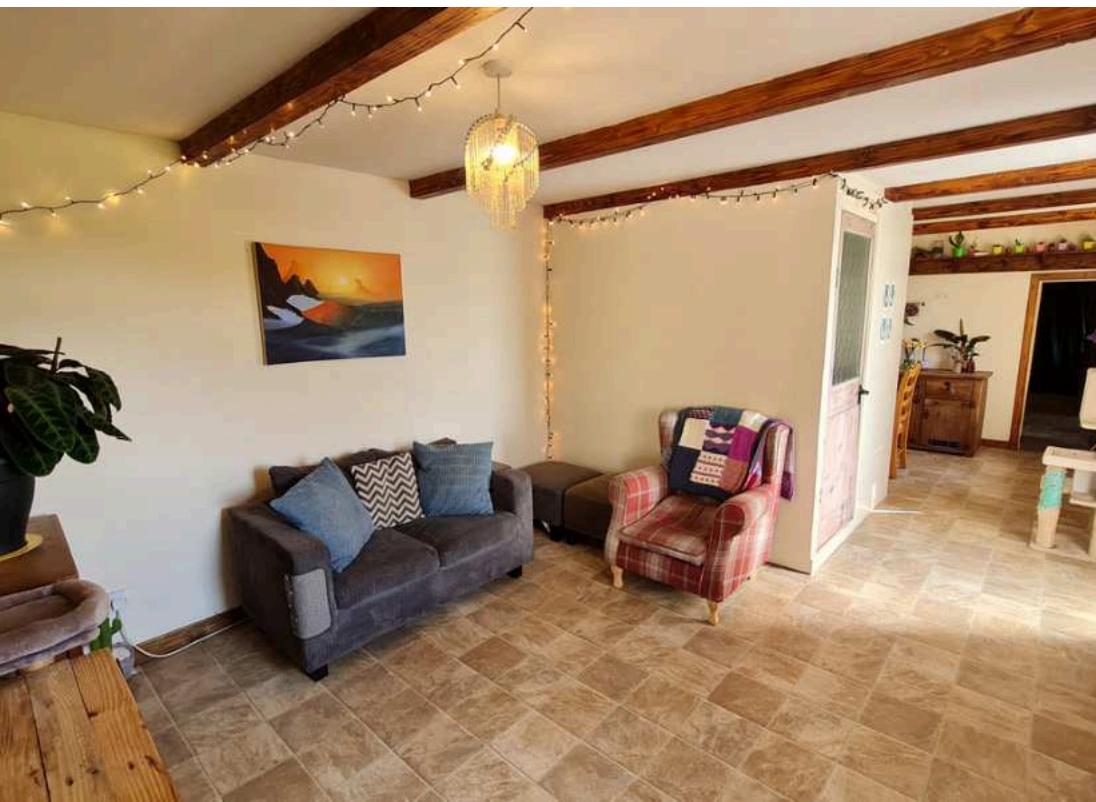
3.34m x 2.99m (11ft x 9ft 10")

The entrance porch has a large window to the front of the property. Access to the kitchen and to the outbuildings.

## Living/Dining room

8.01m x 3.55m (26ft 3" x 11ft 8")

This welcoming living room features vinyl flooring and exposed ceiling beams, creating a warm and inviting atmosphere. A solid fuel fireplace, with a wood surround and stone hearth, serves as a focal point. The space is enhanced by two windows and a half-glazed external door, allowing natural light to flow. The adjacent dining area provides ample room for a table and chairs. Two radiators.





## Study

2.02m x 1.79m (6ft 7" x 5ft 10")

The study has been formed within the living/dining room and could easily be removed if desired, but is an ideal setup for individuals who may wish to work from home.





## Kitchen

2.87m x 2.73m (9ft 5" x 9ft)

The kitchen features floor-level units complemented by shelving, worktop space, and an integrated oven alongside a gas hob. It is plumbed for a dishwasher and includes space for a large fridge freezer, both of which are included in the sale. Natural light is provided by a window at the front and an additional window on the side.





### **Bedroom 1**

3.55m x 2.65m (11ft 7" x 8ft 8")

This double bedroom is located at the front of the property and includes a wardrobe with hanging rails and shelving extending along the entire length of the room. Radiator.

### **Shower room**

2.29m x 1.73m (7ft 6" x 5ft 8")

Well-appointed shower room featuring a large walk-in shower, W.C. and a wash hand basin. Tiled flooring and a modesty glazed window. Heated towel rail.





### Bedroom 2

3.50m x 2.96m (11ft 5" x 9ft 8")

This double bedroom is carpeted and has a windows facing both the front and side of the property. Radiator.



### Bedroom 3

2.67m x 2.66m (8ft 9" x 8ft 8")

This double bedroom is carpeted and has a roof light.



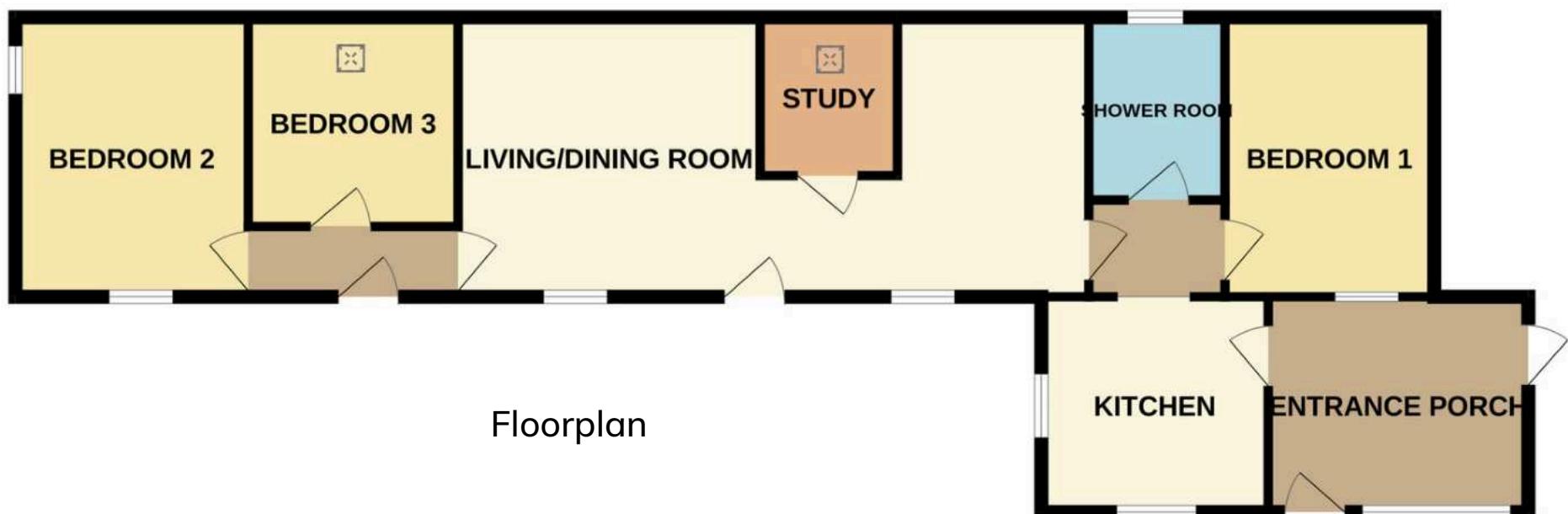
### Garage/Workshop, Store and Shed

4.07m x 3.68m (13ft 4" x 12ft)

7.41m x 4.08m (24ft 3" x 13ft 4")

3.94m x 3.74m (12ft 11" x 12ft 3")

The garage/workshop is linked with the store and the shed. The garage has a wooden vehicular door and workbenches. With power and lighting and plumbed for a washing machine. Flagstone flooring. The outbuildings offer versatile options for storage or potential conversion, subject to planning permissions.



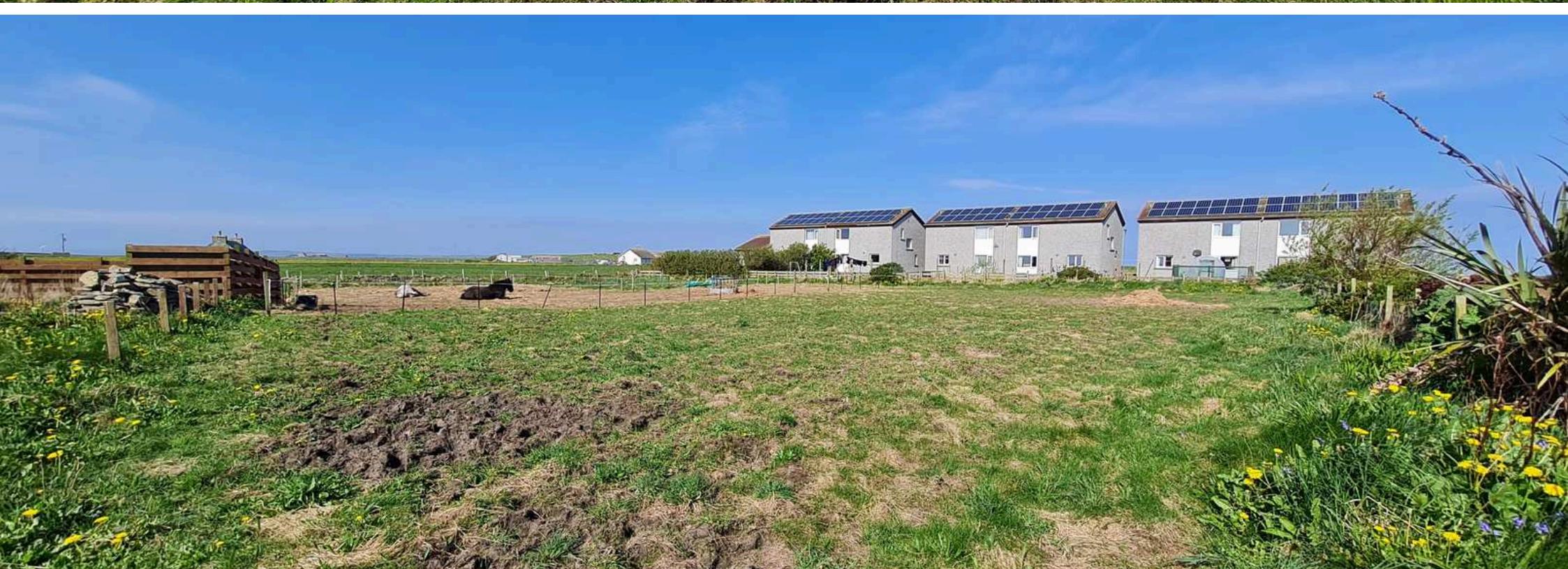
Floorplan





At the front of the property lies a large garden laid to grass, bordered by an abundance of mature shrubs. Adjacent to this area is an additional expansive garden. To the side of the property, a space enclosed by high fencing creates an ideal suntrap, perfect for relaxation or for erecting a polytunnel. The garden further extends around to the spacious paddock/field at the rear, which offers an excellent area for keeping livestock or cultivating fruits and vegetables.





Roadside Cottage has oil central heating and uPVC double glazed windows and doors.

## Services

Mains services, Septic tank.

## Council Tax

Band A. This may be reassessed when the property is sold.

## Energy Performance Rating

Band E

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings, curtains, light fittings, dishwasher and fridge freezer are included in the sale.

## Price

Offers over £160,000

## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law.





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### Contact us

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Monday to Friday 09:00 - 17:00  
Closed for an hour 13:00 - 14:00

01856 877 866

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