



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

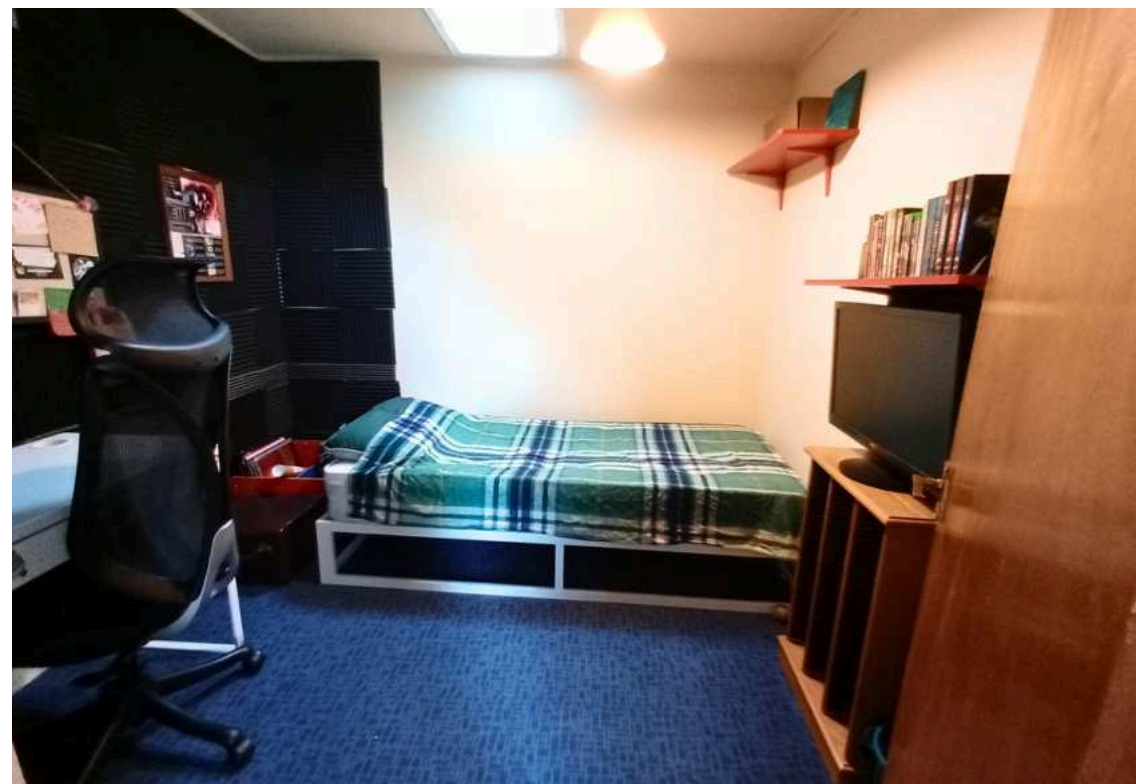
3.50m x 2.96m (11ft 5" x 9ft 8")

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.







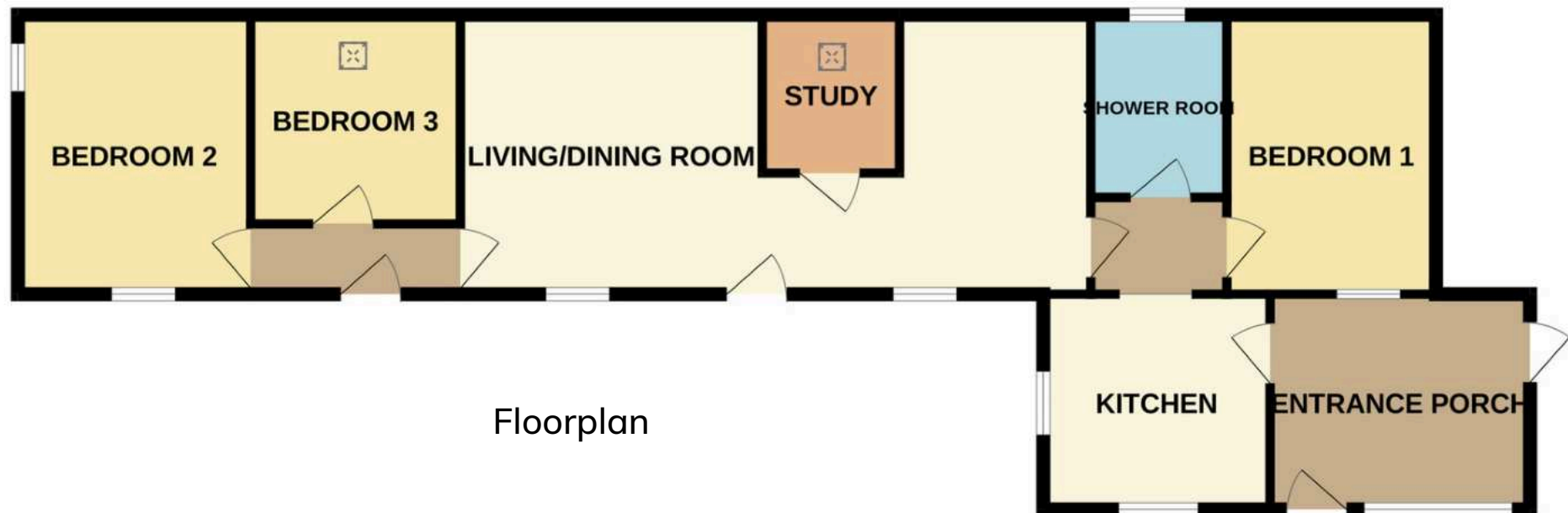
### Garage/Workshop, Store and Shed

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.







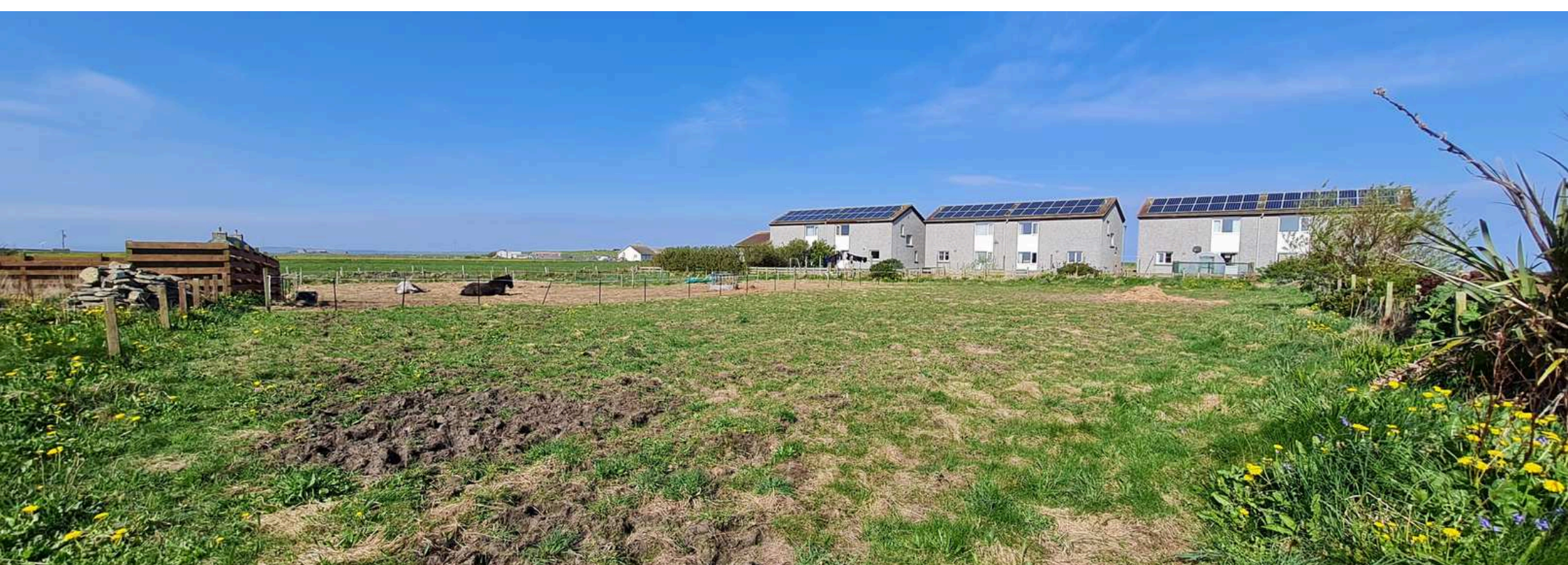




At the front of the property lies a large garden laid to grass, bordered by an abundance of mature shrubs. Adjacent to this area is an additional expansive garden. To the side of the property, a space enclosed by high fencing creates an ideal suntrap, perfect for relaxation or for erecting a polytunnel. 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.







## Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

**ZOOPLA**

**rightmove**


**OnTheMarket**


## Arrange a viewing

### Contact us

Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

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

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

Harcus Property 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 May 2025. All measurements are approximate sizes only. Harcus Property 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.