



Backaskaill Farm, Sanday, Orkney, KW17 2BA
Offers In The Region Of £1,350,000



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KAllan Properties

Backaskail Farm

Orkney, KW17 2BA

- Outstanding 3+ bedroom farmhouse currently being operated as popular luxury 5* holiday let (www.or)
- Mature garden, walled kitchen garden, summerhouse, patio and lawns.
- Traditional and modern steading buildings, silos, garage, workshop & stables.
- Approximately 350 acres of land in a block around the farm.
- Characterful and thoughtfully restored adjoining cottage.
- Dream location on one of Orkney's most stunning beaches and scope for further development of both

The farm of Backaskail is located on the island of Sanday, the largest of Orkney's outer islands. Sanday is well known for its rich agricultural land and outstanding prime livestock which regularly realise market premium prices. Its stunning coastal scenery, long sandy beaches, abundant wildlife and peaceful lifestyle attract new residents and holidaymakers. It is increasingly popular with tourists and boasts a thriving economy. The island benefits from high-quality shops, primary/secondary school, hotels, medical practice and a dynamic social community scene.

Backaskail farm lies in one of Sanday's most stunning locations nestled at the foot of a hillside, on the very edge of a sweeping sandy bay. The B-listed farmhouse and steading built in the 19th century, incorporates a former mill and character coach house tower. It enjoys a sheltered situation and breath-taking views.



BACKASKAILL FARMHOUSE

ENTRANCE HALL

KITCHEN/DINING ROOM (6.5m x 4.5m (21'6" x 15"))

BEDROOM 1 WITH EN-SUITE (4.4m x 3m (14'5" x 10'0"))

UTILITY CLOAK ROOM (3.1m x 2m (10'4" x 6'4"))

STAIRS AND LANDING (3.5m x 3.0m)

SECOND FLOOR

LOUNGE (5.6M X 4.3M (18'1" X 14'2"))

BEDROOM 2 (4.4M X 3.2M (12'8" X 8'))

BEDROOM 3 (3.7m x 2.4m (14'9" x 10'7"))

BATHROOM (3.5m x 2.0m (11'8" x 6'4"))

FARMHOUSE GARDENS



BACKASKAILL COTTAGE

COTTAGE LOUNGE (4.6m x 3.8m (15'2" x 12'6"))

CONSERVATORY (4.6m x 2.4m (15' x 8'))

COTTAGE KITCHEN (3.3m x 5.0m)

BEDROOM WITH EN-SUITE (2.7m x 3.6m)

COTTAGE GARDENS

FARM

FARM BUILDINGS

SELF CATERING BUSINESS

NOTES

ADDITIONAL INFORMATION

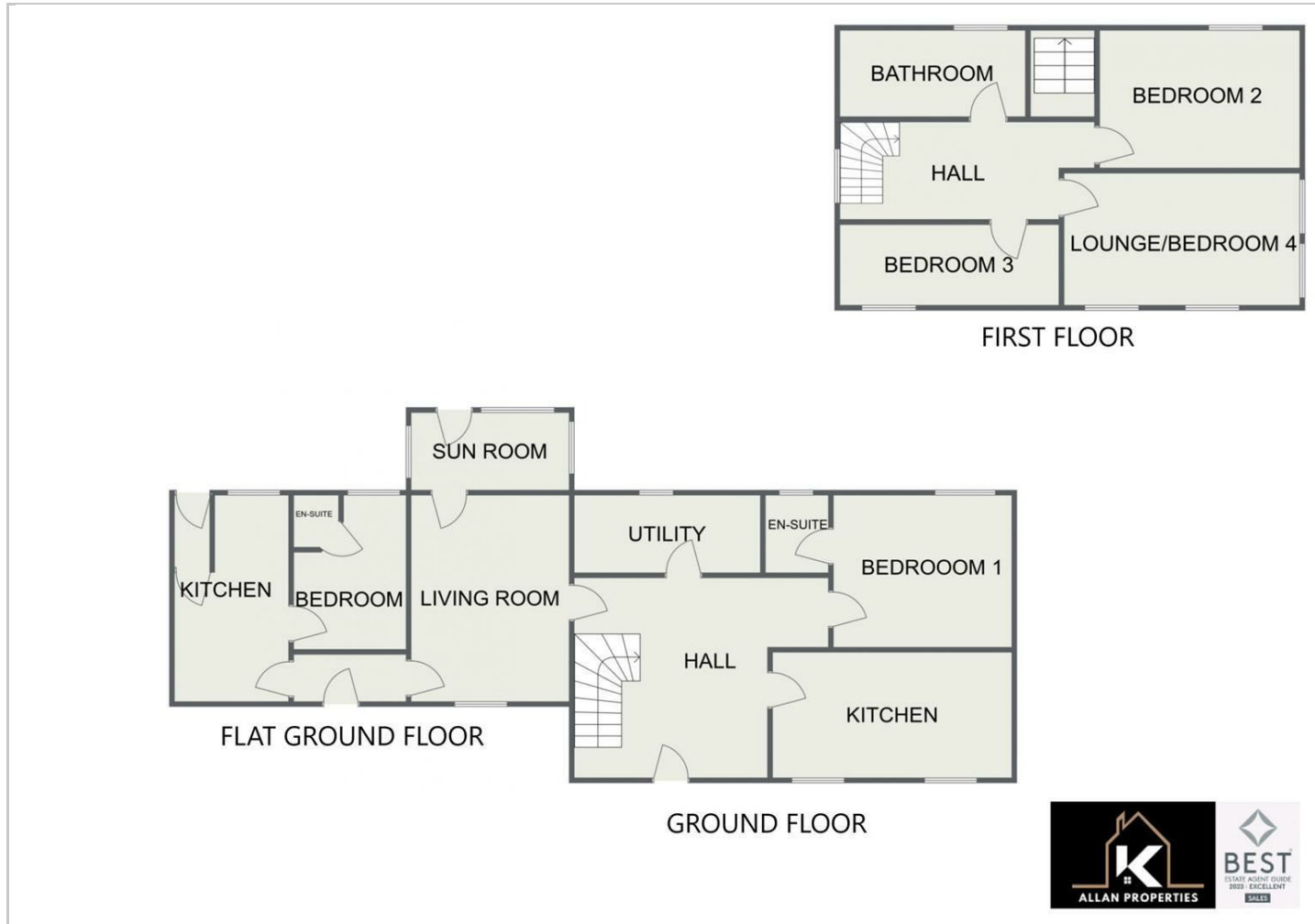
Directions

Orkney Ferries from Kirkwall in Orkney Mainland Loganair from Kirkwall Airport

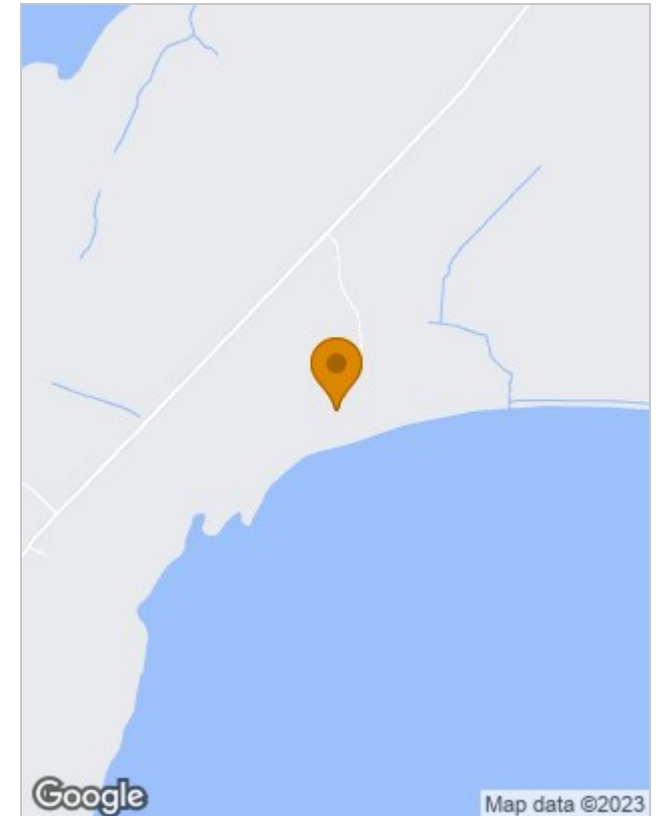




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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