



## Hoy Lodge, Hoy, Orkney, KW16 3NJ

### Offers Over £350,000

K Allan Properties are delighted to present this spectacular 1800's period property to the market. Hoy Lodge is one of two mansions on the island of Hoy. Previous owned by the Laird of Hoy and believed to be a Shooting Lodge within its day. The property sits proudly within its own stately grounds and is positioned beautifully on the North end of the island, nestled within the famous Hoy hills and a stone's throw from the iconic "Old Man Of Hoy". The property benefits from spectacular panoramic views throughout.

This original B listed property is a rare find to the open market.

A parcel of foreshore also comes with the property and is positioned a short walk from Hoy Lodge.

## INFORMATION ABOUT HOY

Positioned in breath-taking landscape and scenery, Hoy Lodge is steeped in history. The island of Hoy offers a wide range of local amenities including a primary school, shop, swimming pool, hotels with restaurants, cafes, pub and galleries. The Hoy Kirk with regular exhibitions and events and is only a short distance away. The island has many beautiful beaches, including Rackwick Bay, and scenic walks. Hoy Lodge is situated in the north end of the island and is regularly serviced by a foot-passenger ferry from Moaness pier to Stromness which is conveniently close to the property. A Ro-Ro vehicle and passenger ferry travels to the island from Houton Bay to Lyness several times a day making Hoy a commutable island with Orkney Mainland.

## TRAVELING TO HOY

Hoy is accessible via a foot passenger ferry from the town of Stromness and a vehicle ferry from Houton. For information and times of crossings please have a look on the Orkney Ferries website.

## COUNCIL TAX BAND - F

## SERVICES -

Land - Approx. 1 acre

Enclosed within its own walled grounds

Electricity: Mains

Water: Mains

Drainage: Private septic tank

Telephone:

Heating: Electric Storage Heaters with open fireplaces throughout the Lodge

## BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 and again in 2024. The very best agents are listed in The Best Estate Agent Guide - a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON  
OUR WEBSITE

## DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

## Floor Plan

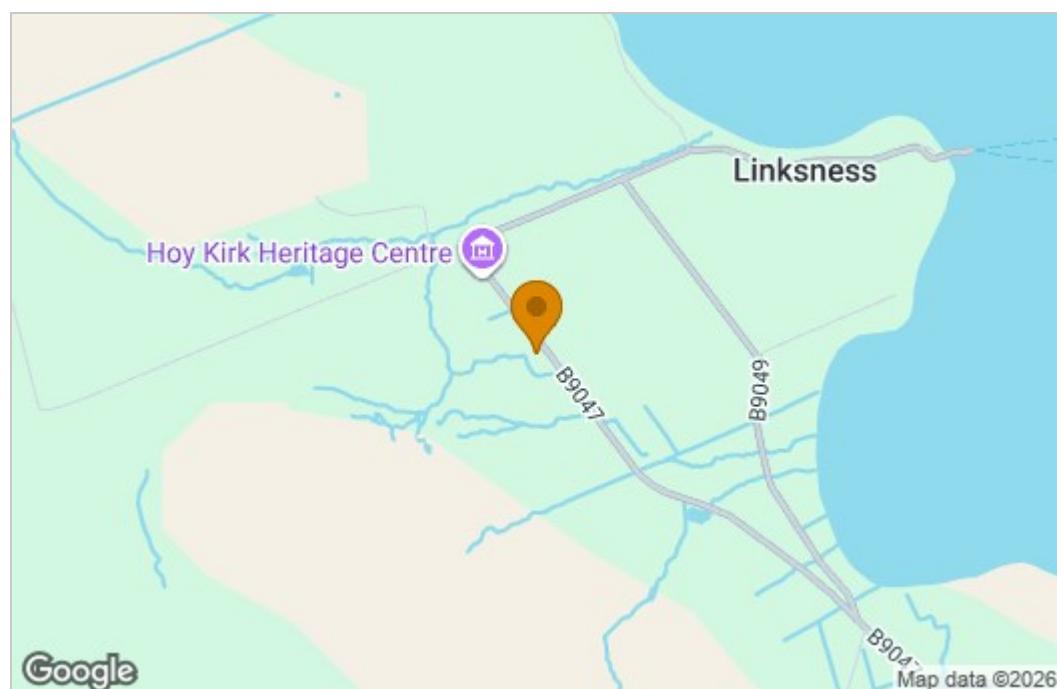


Floor 0



Floor 1

## Area Map



## Energy Efficiency 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	

53

4

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>