



, Newmill, AB55 6XB
Offers Over £280,000

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Nestled on the outskirts of the picturesque village of Newmill, this charming character property offers a unique opportunity for those seeking a tranquil rural lifestyle. Set within an expansive 16 acres of lush countryside, this traditional cottage exudes warmth and character, making it an ideal retreat from the hustle and bustle of modern life.

The property boasts a delightful blend of rustic charm and potential, with its quaint features and inviting atmosphere. Surrounded by stunning natural beauty, the cottage provides a perfect backdrop for those who appreciate the great outdoors. The generous land offers ample space for gardening, outdoor activities, or even the possibility of keeping livestock, catering to a variety of lifestyle choices.

In addition to the main residence, the property includes several outbuildings, which present exciting opportunities for conversion or use as storage, workshops, or even guest accommodation. This versatility adds to the appeal of the property, allowing you to tailor it to your specific needs.

With its idyllic setting and rich character, this cottage is not just a home; it is a lifestyle choice. Whether you are looking to escape to the countryside or seeking a project to make your own, this property is sure to capture your imagination. Embrace the charm of rural living and make this enchanting cottage your new sanctuary.

<https://w3w.co/salads.galaxies.slanting>

Council Tax Band C
EPC F

Entrance

The property is entered via a wooden and glazed door.
Coat hooks providing storage for outdoor wear.

Dining room 12'9" x 9'2" (3.9 x 2.8)

Lovely bright room with a window to the front and side aspects.
Ample space for a dining table and chairs.
Alcove shelving.
Wall mounted radiator.

Lounge 14'1" x 12'9" (4.3 x 3.9)

Lounge with French doors leading out to the front of the property.
Exposed stone wall with stove.
Wall mounted radiator.

Bedroom 14'9" x 10'9" (4.5 x 3.3)

Ground floor double bedroom with windows to the front and side aspects.
Fitted wardrobes and storage cupboards.
Loft access hatch.
Wall mounted radiator.

Kitchen/Diner 16'4" x 13'5" (5 x 4.1)

Good sized dining kitchen with space for dining table and chairs.
Windows to both the side and rear aspects.
Sink with drainer.
Space for a slim line dishwasher.
Free standing Calor gas cooker.

Good range of base storage units with wooden worktop area.
Solid fuel Rayburn

Bathroom 13'1" x 6'2" (4 x 1.9)

Three piece bathroom suite comprising bath with electric shower over, W.C and wash hand basin.
Window to the side aspect.
Wall mounted radiator.

Store room 13'1" x 5'10" (4 x 1.8)

Useful internal store room with plumbing for a washing machine and space for further white goods.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

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Rear vestibule

Door leading to the side of the property.
Recently installed "Filpumps" water pump and filtration system.

Stairs/Landing

Wooden staircase leads up to the first floor landing.
Velux window.
Doors leading to the two further bedrooms.

Bedroom 2 13'1" x 10'5" (4 x 3.2)

Bedroom with skylight to the front aspect.
Wall mounted radiator.

Bedroom 3 9'6" x 10'5" (2.9 x 3.2)

Third bedroom with skylight to the front aspect.
Wall mounted radiator.

Exterior

The cottage is centrally located on a very generous plot of appx 16 acres, this is a great mix of woodland and pasture. There are stone outbuildings which would require refurbishment as well as timber sheds and garage. There is a cabin overlooking the pond and grounds which has power and light.





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