

Norwood, 11 Seafield Place

CULLEN, MORAY, AB56 4TE



*EXTENDED AND REFURBISHED TO
THE HIGHEST OF SPECIFICATIONS*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE PROPERTY

McEwan Fraser Legal is delighted to offer this Grade C listed 5-bedroom traditional stone and slate detached property which has been extended and refurbished to the highest of specifications, with the quality of workmanship being evident at every turn. The current, and previous owner during their tenure have ensured to retain a wealth of original features throughout the renovations.

Offering spacious and versatile living accommodation over three floors, presented to the market in an immaculate walk-in condition. Further benefitting from a multitude of stylish fittings and finishings, fresh neutral decor, full double glazing, and gas central heating. This substantial property with many potential opportunities, will make a superb family home with room to grow and would also suit the extended family living. Early viewing is a must and is highly recommended, you will not be disappointed.



The accommodation comprises, stone steps leading through the pillars to the front door and the spacious welcoming hallway and there are two principal ground floor rooms to the front of the property south facing and flooded with natural light. The main lounge with its high ceiling sash and case bay window with wooden shutters and ornate double-sided multi-fuel stove adds that further touch of grandeur. The reading room/snug shares the wood-burning stove and can be accessed from the lounge and the main hallway.



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The recently installed bespoke dining kitchen with French doors to the garden and patio area is undoubtedly the heart of the house. This room incorporates a formal dining area with a central island and breakfast bar. The kitchen is flooded with natural light from its multiple windows and underfloor heating and there are multiple wall and base-mounted units with contrasting worktops of marble style and quality integrated appliances.



To the east side of the property is a further reception room again fitted with a recently installed wood-burning stove with its high ceiling sash and case bay window with wooden shutters. An original style interior door leads through and down a few steps to the home bar/games room, well stocked and perfect for some indoor entertaining during the cold winter months.



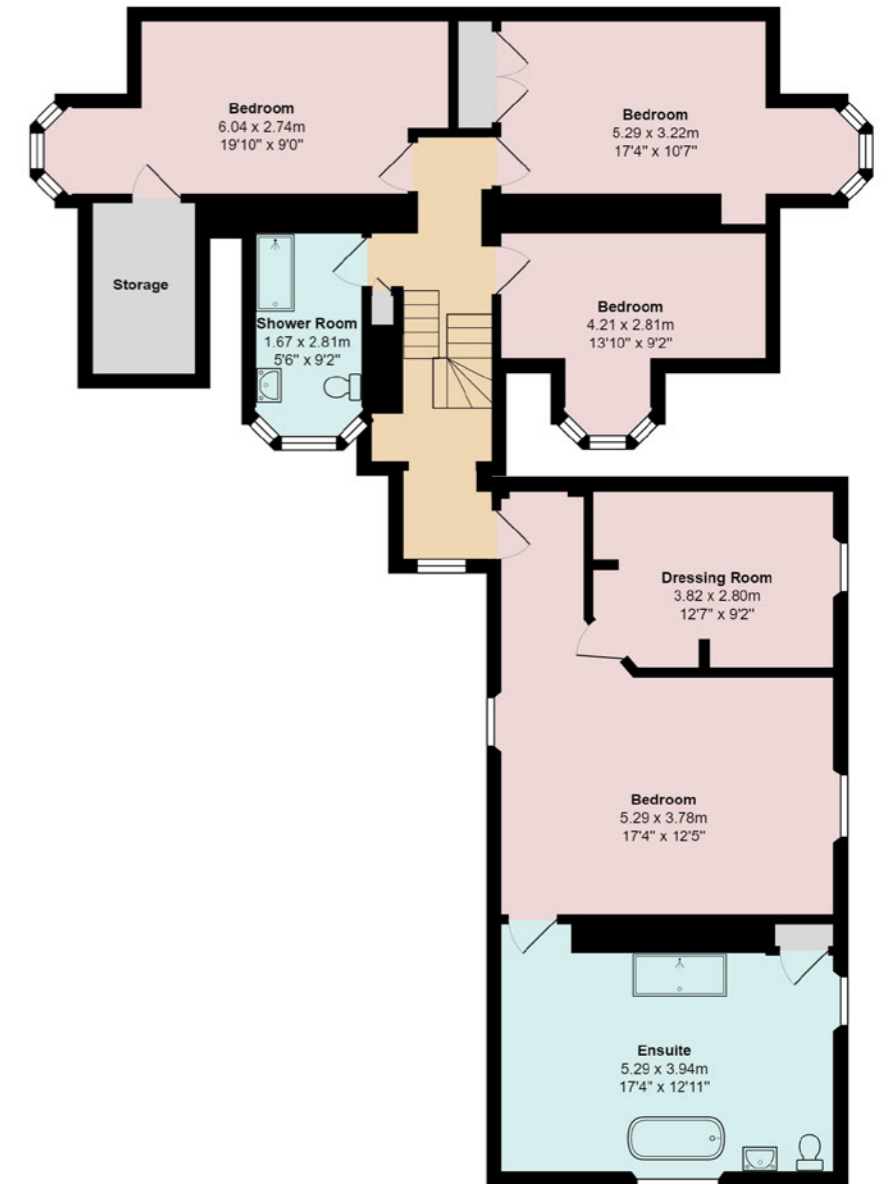
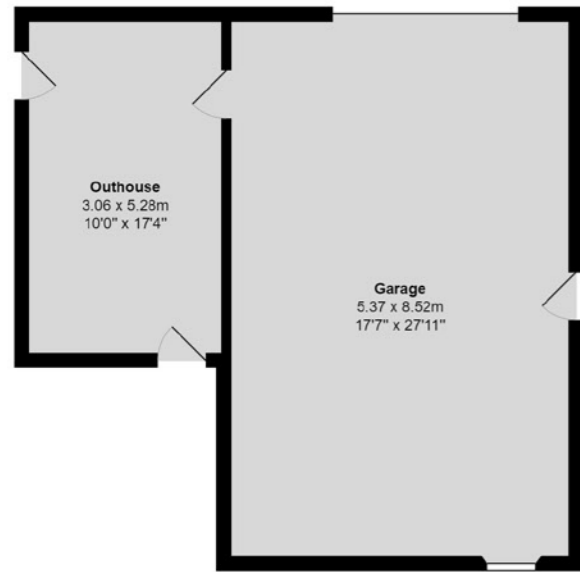
From the hallway, access to the first of five bedrooms, this being an exceptionally large double featuring an en-suite bathroom with a separate walk in rainforest shower, a walk in wardrobe, a dressing area, and under floor heating. A perfect space for extended family living, or as a superior guest bedroom. Completing the ground floor accommodation is a boot room, utility room and guest cloakroom, all accessible from the kitchen.



An original carpeted staircase with wooden balustrades leads to the half landing. On the upper floor on the half landing there is the master bedroom with a large walk in wardrobe, a luxurious ensuite bathroom featuring a roll top bath and separate walk in rainforest shower. On the upper floor there are three further bedrooms, the smallest one currently being used as a home office. All have dormer windows that flood the rooms with natural light and ample room for an assortment of large stand-alone furniture. A centrally located family shower room completes the accommodation. In addition, there are ample storage cupboards throughout the property.







Gross internal floor area (m²): 338m²
EPC Rating: D



The south facing front garden is encompassed by a small boundary wall with gated access, leading to the front entrance of the house. The extensive rear garden is bordered by a high stone wall, ensuring privacy. A large paved patio area is perfect for summer alfresco dining, entertaining and enjoying the sun. The rear garden provides a secure environment for children and pets. Laid to lawn, the outdoor areas feature borders full of mature shrubs, plants and trees, and are rich with colour throughout the year. Outbuildings include a workshop, coal/woodshed and large garage with a remote operated vehicle entrance, power and light.

THE LOCATION

The Royal Burgh of Cullen is renowned for both the beauty of its setting and its rich history. During the Wars of Independence against King Edward I of England. In 1327, King Robert the Bruce's Queen, Elizabeth de Burgh, died at Cullen. Her entrails are said to be buried at the church in Cullen.



Norwood, 11 Seafield Place is located in the upper part of the picturesque seaside town of Cullen, on the Moray Firth's coastal footpath. From here, you are within a short drive or walk to some of the most talked about beaches on the Moray Coast, where an abundance of wildlife can be seen, such as dolphins, seals the occasional whale and the numerous species of birds that frequent this coastline.

Cullen is a historic town, which boasts spectacular scenery in and around the locality. The historic Cullen House and church, its massive viaducts, stunning marina, and spectacular rugged coastline and beaches. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the area which is frequented by numerous visitors, especially during peak seasons.



There are pre-school and primary school facilities with secondary education available in the nearby town of Buckie. There are also numerous leisure facilities nearby with at least three 18-hole links golf courses within 6 miles of this property, one of which is less than a quarter of a mile.

The River Spey and the River Deveron are a short drive from this property and are both renowned for their salmon and trout fishing.

The nearby town of Buckie, 6 miles to the west, offers all the other facilities that you would need, two major NHS facilities, banking options, restaurants, cafes, pubs, local shops, and major supermarkets.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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