

Hill Of Turtory

BRIDGE OF MARNOCH, HUNTLY, AB54 7XH



*Traditional three-bedroom farmhouse & stables
circa 1900 with approximately 6.5 acres of
good equestrian grounds*



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McEwan Fraser Legal is delighted to offer to the market this three-bedroom traditional farmhouse, plus stables and outbuildings, and 6.5 acres, which the present owners, during their long tenure, have maintained and upgraded where and when necessary.

Offering spacious and versatile living accommodation over two floors, presented to the market in walk-in condition.

Further benefiting from double glazing with an LPG central heating system. Its stunning, peaceful location undoubtedly will make a fantastic family home with the potential to either redevelop the part of the steading once permissions are approved. It would also suit those who are looking for a potential small holding or equestrian facilities. Early viewing is a must, and it is highly recommended to see the huge potential that the property and equestrian facilities offer.

THE LOUNGE



The spacious accommodation over two levels consists of a welcoming hallway leading to all further accommodation. To the front of the property is the spacious lounge flooded with natural light from the triple aspect windows.

THE KITCHEN & UTILITY



The dining kitchen is fitted with a multitude of base and wall-mounted units with contrasting worktops and a mixture of integrated and stand-alone appliances. Further accommodation from the hall includes a three-piece centrally located family shower room, a formal dining room and a decent-sized utility room with a separate larder cupboard.



THE DINING ROOM



THE SHOWER ROOM



Access to the garden and grounds is from the rear of the hallway. A carpeted staircase with wooden balustrades leads to the upper floor, where you have a master bedroom with a large walk-in dressing area and wardrobes. There are two further double bedrooms, both have additional storage. In addition, there are ample storage cupboards on both floors.



BEDROOM 1



a master bedroom with a large walk-in dressing area and wardrobes



BEDROOMS 2 & 3



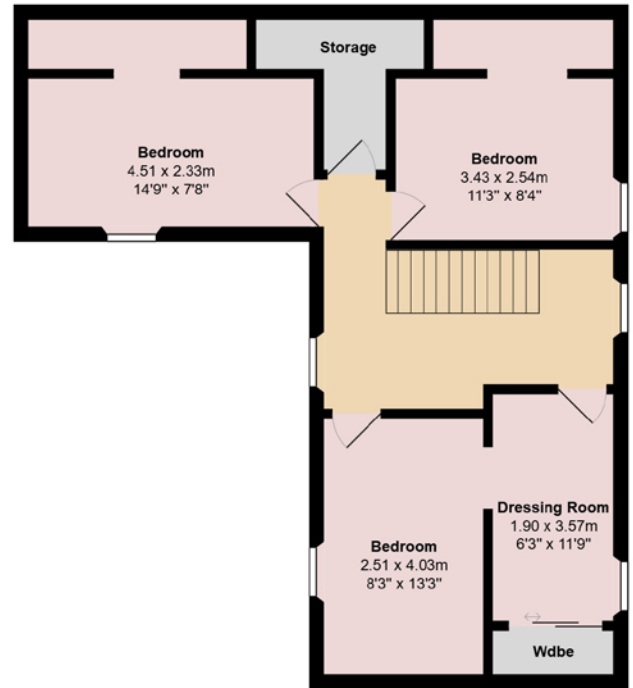
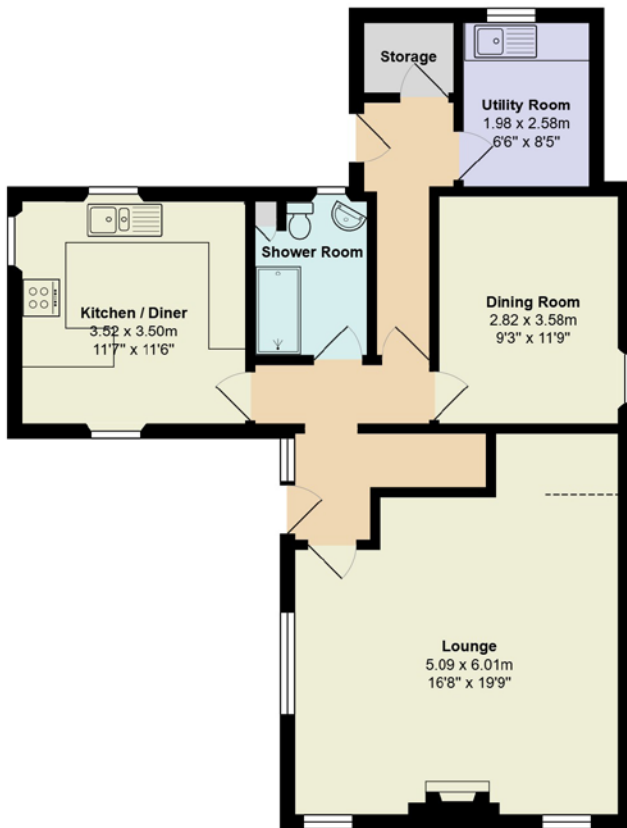
There are extensive garden grounds to the front, rear and side of the property, bordered by a mixture of trees, hedges and fences laid mostly to lawn, with a mixture of mature shrub plants and seasonal flowers that are awash with colour throughout the seasons. Multiple seating and patio areas from the main house and the summer house are perfect for some alfresco dining, entertaining and enjoying the views and wildlife. The main garden is fenced and provides a safe environment for children and pets.

EXTERNALS





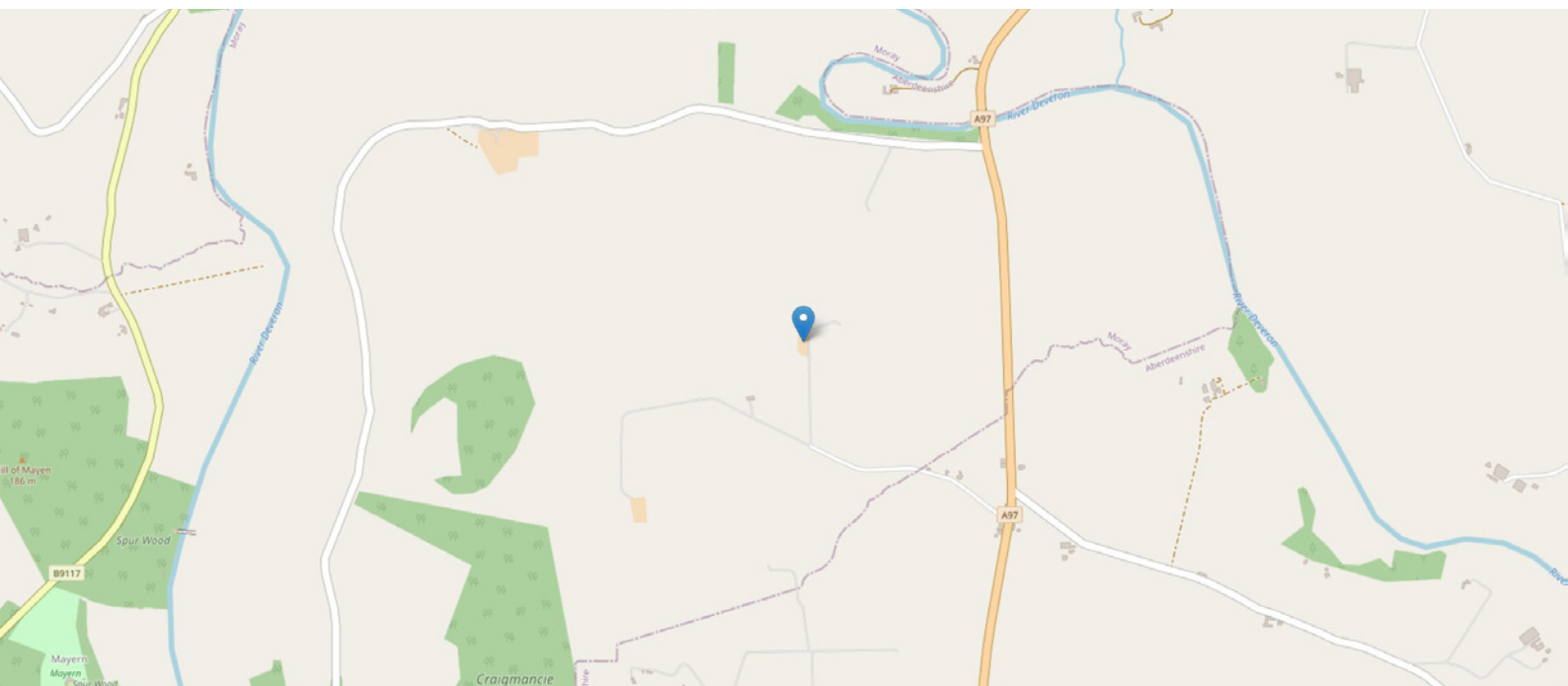
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)
Gross internal floor area (m²): 142m² | EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale; other soft furnishings, electrical items and gardening equipment are by separate negotiation.

Note: Solar panels fitted on part of all stading are owned outright.



The outbuildings consist of the former steading, part of which has been converted into a large summer house, a traditional block-built, L-shaped stable block consisting of three separate stables, a tack room and an open shelter. A workshop in the style of an old military Nissen hut and a large garage complete the outbuildings, most of which have power and light.

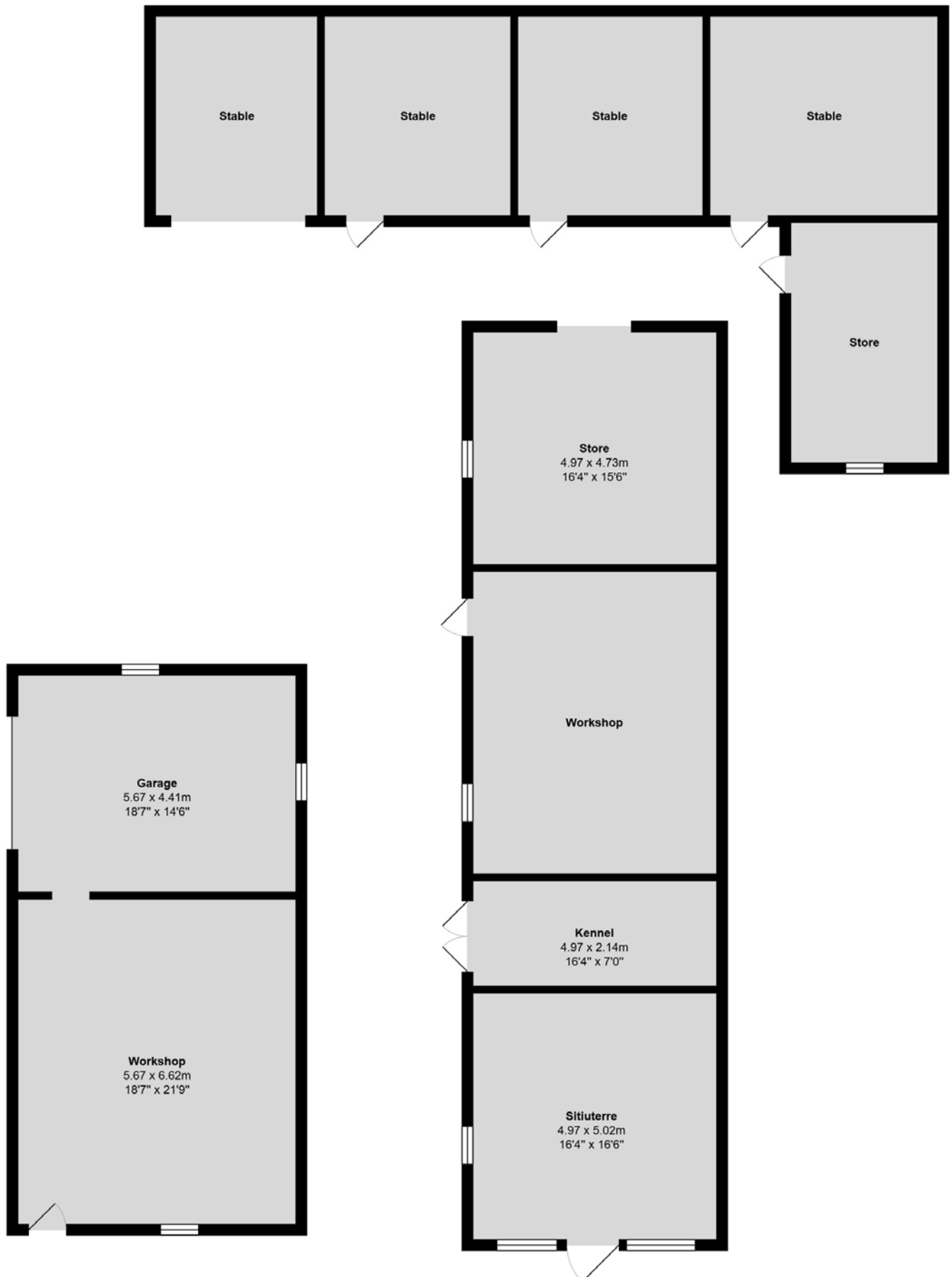
The property has mains electricity, mains water, private water drains consisting of a septic tank to soak away with LPG gas central heating, and solar panels.

OUTBUILDINGS





OUTBUILDING FLOOR PLAN & DIMENSIONS



THE LOCATION

Hill of Turtory, Bridge of Marnoch, is located in a tranquil countryside location half a mile from the main A97 and approximately nine miles from the country towns of Huntly and Turriff and 12 miles to the coastal town of Banff and very commutable to the city of Aberdeen by road or rail.

Day-to-day services, including primary schooling, local shops and a medical centre, are provided by the nearby village of Aberchrider, 4 miles north on the A97, with the larger towns of Huntly and Turriff offering a wide variety of services ranging from both primary and secondary schooling, medical and retail services, including supermarkets and leisure facilities.

The local and surrounding areas are renowned for their multitude of sporting pursuits. The River Deveron is a brisk walk, with the River Spey a short drive; both are renowned for their salmon and trout fishing. The nearby Cairngorm mountains provide opportunities for hill walking, skiing, with highly regarded golf courses in Banff, Macduff and Turriff. The nearby towns of Keith and Huntly have railway stations and are in the heart of the Speyside malt whiskey and castle trail.




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