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KINDROUGHT FARMHOUSE *PORTSOY, AB45 2TN*



Substantial & Spacious Detached Dwellinghouse

- Sought after rural location close to popular coastal town
- Family Accommodation with D.G & oil C.H
- 2 Public Rooms, Kitchen with Dining Area, Utility Room
- Toilet, Bathroom & 5 Bedrooms. Extensive Steading & Garage
- Set in 1 acre including Gardens & Paddock.

Offers Over £195,000

Home Report Valuation £195,000

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KINDROUGHT FARMHOUSE, PORTSOY, AB45 2TN

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a sought-after rural location on the outskirts of picturesque coastal town of Portsoy. Shops, schools, medical centre and coastal walks can be found in Portsoy with additional supermarkets and amenities being available in the towns of Banff to the east and Buckie to the west. Kindrought Farmhouse offers extremely spacious well-appointed accommodation over two floors with

double-glazing; oil fired central heating and a wood burning stove. Lovely views over the surrounding farmland can be appreciated from the front and side facing windows in the property. Kindrought Farmhouse occupies a generous site, measuring approximately 1 acre, consisting of the spacious family dwellinghouse, large steading building, garage/workshop, garden grounds including a small paddock. Any fitted floorcoverings, curtains, window blinds and light fittings within the property are included.



ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into a spacious vestibule with triple, side facing window. Doors to the hallway and sitting/family room.

Sitting Room

5.10 m x 4.77 m

Spacious, double aspect room with front and side facing windows giving views over the garden.



Hallway

Enter into the hallway which has doors to the lounge, dining area and rear hallway. The staircase gives access from this area to the first floor accommodation.



Lounge

6.03 m x 4.27 m

Spacious, double aspect room with front and side facing windows. Brick fire surround, recessed fireplace with wood burning stove set on a slate hearth. Two alcoves with fitted book/display shelving.



Dining Kitchen

5.97 m x 4.65 m

Spacious, open plan kitchen/dining room with front and side facing windows. The kitchen area has been fitted with a selection of base and wall mounted units in a beech effect finish with slate effect countertops. Inset sink and drainer

unit with mixer tap. Wooden fire surround, tiled fireplace and hearth. Two, double built-in cupboards with fitted shelving. Doors to the hallway, rear hallway and utility room.





Utility Room

3.40 m x 1.86 m

Rear facing window. Fitted countertop and wall shelving. Wooden exterior door giving access to the rear garden.

Rear Hallway

This area has doors to the hallway, kitchen, toilet and store. Two double built-in cupboards with sliding doors, fitted shelving. Glass panelled exterior door giving access to the rear of the property.

Toilet

1.85 m x 1.28 m

Rear facing window. Fitted with a white toilet and wash-hand basin. Double cupboard fitted below the wash-hand basin.



Store

1.97 m x 1.78 m

Rear facing window. Floor standing oil-fired central heating boiler. Hot water cylinder. Fitted wall shelving.

Staircase

Sweeping staircase with fitted carpet, wooden banister and spindles allows access from the hallway to the first floor accommodation. The first floor landing has doors to the bathroom and the 5 bedrooms. Side facing window. Glazed ceiling hatch allowing access to the loft space.



Bedroom 1

4.28 m x 3.53 m

Double size bedroom with front facing window.



Bedroom 2 4.70 m x 3.44 m

Double size bedroom with side facing window.



Bedroom 4 3.96 m x 3.32 m

Double size bedroom. Fitted wardrobes and cupboards providing.



Bedroom 3 3.72 m x 3.46 m

Double size bedroom with side facing window.



Bedroom 5 6.35 m x 2.55 m

Two rear facing windows. Wall to wall built-in cupboards with fitted shelving and hanging rails. Purpose built cupboard housing the fuse box.



Bathroom 3.31 m x 2.19 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle.



OUTSIDE

The property occupies a large size site measuring approximately 1 acre, with gardens surrounding. The garden area to the front of the property has been laid mainly in grass with some mature trees and shrubs creating a shelterbelt. At the rear of the property a concrete courtyard area provides parking for numerous vehicles. Garden area and paddock to the side of the property with areas laid in grass.





Steeding

25.00 m x 5.00 m

Stone and brick-built outbuilding with pitched, slate roof. Sliding wooden door allowing access from the track at the rear of the property. Mezzanine floor. Skylight roof windows.

Garage/Workshop

7.95 m x 5.70 m

An L-shaped garage/workshop with up and over door. Wooden side door.



The extent of the property is outlined in red.

SERVICES

Mains water and electricity. Drainage to septic tank.

ITEMS INCLUDED

Any fitted floorcoverings, window blinds and light fittings.

Council Tax

The property is currently registered as band E

EPC Banding EPC=E

Viewing

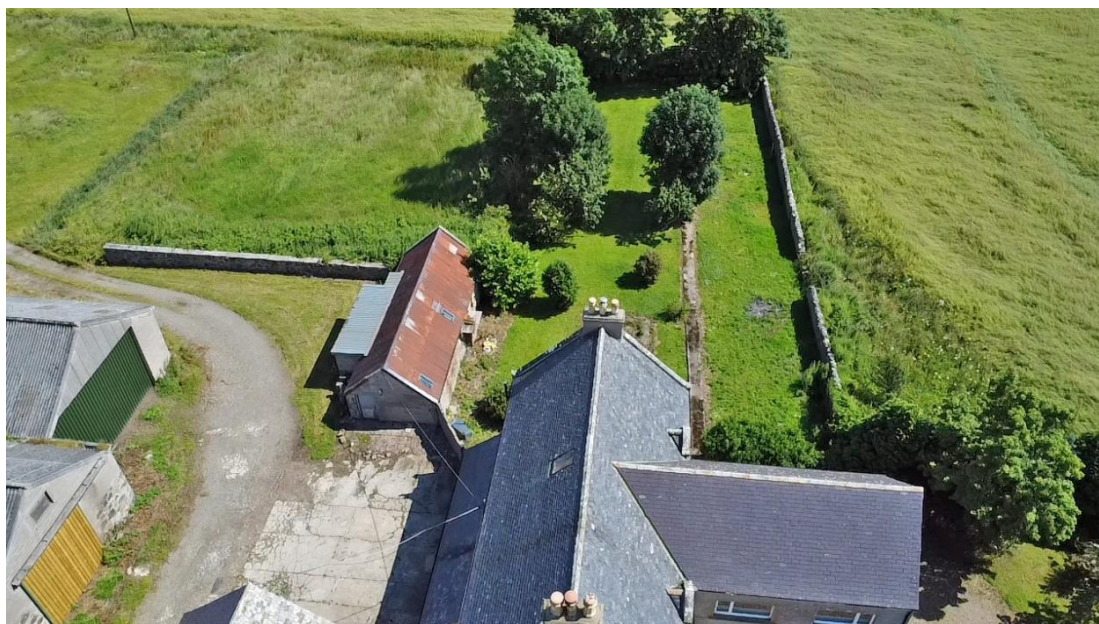
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

Reservations All minerals are reserved to the Seller. A right of pre-emption over a future sale is reserved to the Seller.

VAT The steading and paddock adjacent to the garden are subject to VAT. Offers will be considered on a VAT-inclusive basis.



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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