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SHIRRALDS, LINTMILL

BY CULLEN, AB56 4XP



Substantial Detached Dwellinghouse set in approx. 3.83 acres

- Rural location approx. 2 miles from beautiful Moray Firth Coast
- Spacious family home with D.G & oil C.H & 3 wood burning stoves.
- Vestibule, Hallway, Lounge, Sitting/Dining Room, Dining Kitchen,
- Bathroom, Toilet & 4 Double Bedrooms.
- Steading, Workshop, Courtyard, Garden Grounds & 3 Paddocks

Offers Over £320,000

Home Report Valuation £320,000

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SHIRRALDS, LINTMILL, BY CULLEN, AB56 4XP

TYPE OF PROPERTY

We offer for sale this substantial and spacious detached dwellinghouse, which is situated in a highly sought-after rural setting on the outskirts of Lintmill, a charming rural hamlet situated just outside the picturesque seaside town of Cullen. The property enjoys an elevated position in a peaceful country location yet is only 2 miles from the stunning Moray Firth coastline. Shops, supermarkets, schools and amenities can be found in Cullen, Portsoy, Buckie and Keith. Lovely views over the property's garden grounds, paddocks and surrounding farmland can be appreciated from the front facing windows in the property. Shirralds occupies a large site, measuring approximately 3.83 acres, consisting of a detached family dwellinghouse, garden grounds, an extensive range of outbuildings in an L-shape with garden grounds and paddocks surrounding. Shirralds would be an ideal purchase for an equestrian enthusiast or for those seeking a small holding/rural dwelling offering seclusion but not isolation. The dwellinghouse offers accommodation over two floors. The present owners have recently installed new double-glazed windows and exterior doors, an oil-fired central heating system and three wood burning stoves. The property will require some further upgrades and finishing works. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price. **Viewing is essential to fully appreciate the stunning location and excellent further potential this property has to offer.**





ACCOMMODATION

Vestibule
Enter through glass panelled exterior door into the vestibule. Front facing window. Fitted seat with double cupboard below. Doorway to the hallway.

Hallway
Enter into the hallway, which has access to the lounge, dining kitchen, dining room/bedroom 5, bathroom and toilet. Side facing window. Built in understairs cupboard. The staircase gives access from the hallway to the first-floor accommodation.



Lounge **4.25 m x 3.75 m**
Spacious, double aspect room with a front facing and double rear facing window overlooking the courtyard. Wooden fire surround, recessed fireplace with wood burning stove set on a tiled hearth.



Dining Kitchen **4.29 m x 4.00 m**
Double aspect room, front facing window overlooking the garden and double rear facing windows overlooking the courtyard. Fitted with a selection of base and wall mounted units in a beech effect finish. Recessed fireplace with woodburning stove set on a tiled hearth. Sink and drainer unit with mixer tap. Glass panelled exterior giving access to the courtyard and the rear of the property.



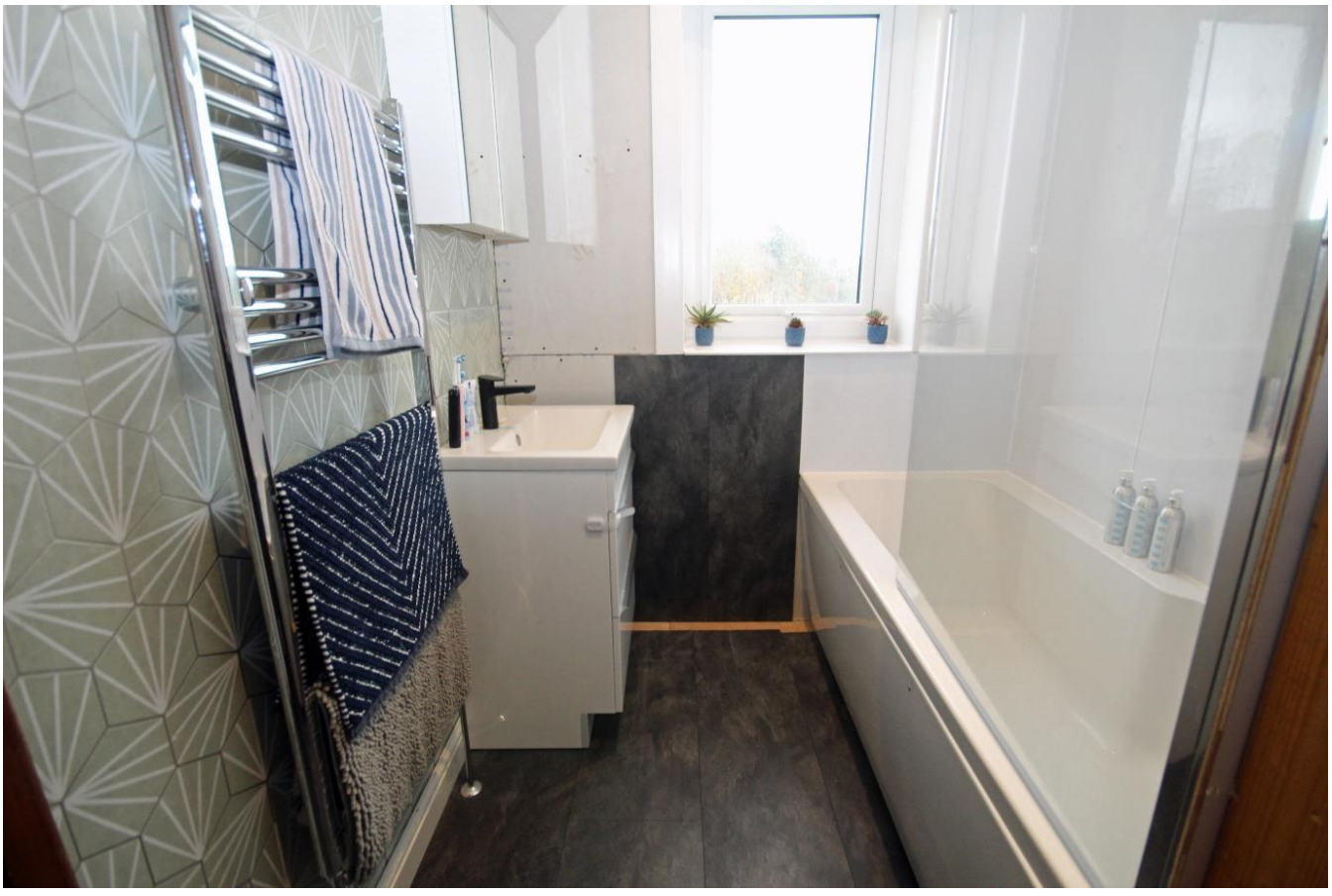




Dining Room/ Bedroom 5 **3.14 m x 3.05 m**
Rear facing window. Providing space for use as a family sitting room, dining room or possible ground floor double bedroom if required.

Bathroom **2.54 m x 1.91 m**
Front facing window. Fitted with a white suite comprising of wash-hand basin and bath with shower fitment above and additional shower fitment from the bath mixer tap. Double drawer unit fitted below the wash-hand basin. Mirrored wall cabinet. Heated towel ladder radiator.

Toilet **1.40 m x 0.90 m**
Front facing window. Fitted with a white toilet.



Staircase

A carpeted staircase with wooden banister allows access from the hallway to the first-floor accommodation. Rear facing window on the staircase. The first-floor landing has doors to the 4 first floor bedrooms. Two front facing Velux style roof windows. Ceiling hatch allowing access to the loft space.



Bedroom 2 **3.43 m x 3.03 m**

Double size bedroom with rear facing window.



Bedroom 1 **4.90 m x 3.80 m**

Spacious, double aspect room with front facing window and double rear facing window. Recessed fireplace with wood burning stove set on a tiled hearth. Views across the access track and over the garden and paddock can be appreciated from the front facing window.

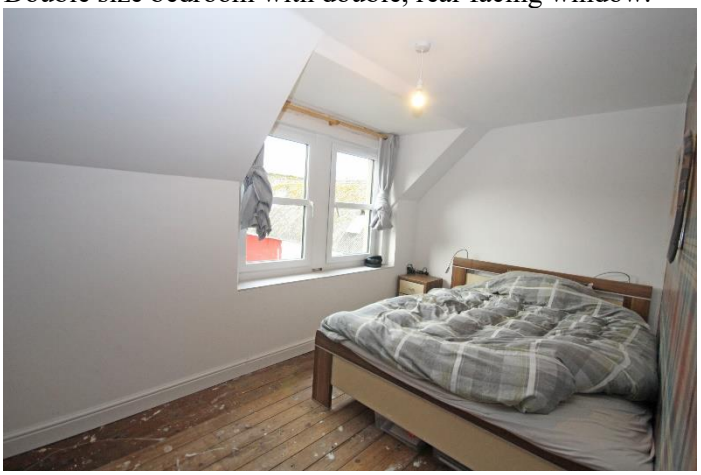




The view over the access track, front garden and paddock from bedroom 1.

Bedroom 3 **4.06 m x 2.33 m**

Double size bedroom with double, rear facing window.



Bedroom 4 **2.91 m x 2.51 m**

Front facing window.

OUTSIDE

Shirralds occupies a large site measuring a total of around 3.83 acres which includes a spacious family dwellinghouse, courtyard, garden grounds, 3 large paddocks which are mainly in grass and extensive outbuildings. The garden area to the front of the dwellinghouse is mainly enclosed and is laid in grass with some mature shrub and hedge borders. The courtyard area to the rear of the dwellinghouse allows access to the rear door, the outbuildings, and provides excellent off-road parking spaces for numerous vehicles.





OUTBUILDINGS

The outbuildings form an L-shape and are attached to the side of the dwellinghouse creating a U-shape. Attached to the side of the dwellinghouse is the former servants' quarters which are currently used as a utility store. This area provides excellent potential for development to provide additional accommodation (subject to obtaining any necessary planning consents).

Utility Store

Wooden exterior doors from the courtyard. Front and rear facing windows. Oil fired central heating boiler. Electric meter. Plumbing for washing machine. Open plan to the steading/byre.

Steading/Byre **18.30 m x 4.38 m**

Open plan from the utility store and from the agricultural workshop. This area has a pitched roof providing storage and stabling. Access to the rear paddock.

Outbuilding/Workshop **28.00 m x 16.50 m**

Large agricultural building with pitched roof providing extensive garaging and workshop space. Four water taps.









DIRECTIONS

From Cullen Square, travel up Seafield Street on the A98. Just out of Cullen make a right turn onto the B9018, marked Deskford. Travel along this road into Lintmill and make a right turn onto Seafield Road. Continue along Seafield Road and onto the private road. Shirralds is approximately 0.7 mile along this track.

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SERVICES
Mains water and electricity.

ITEMS INCLUDED
All fitted floorcoverings, curtains, window blinds and light fittings.

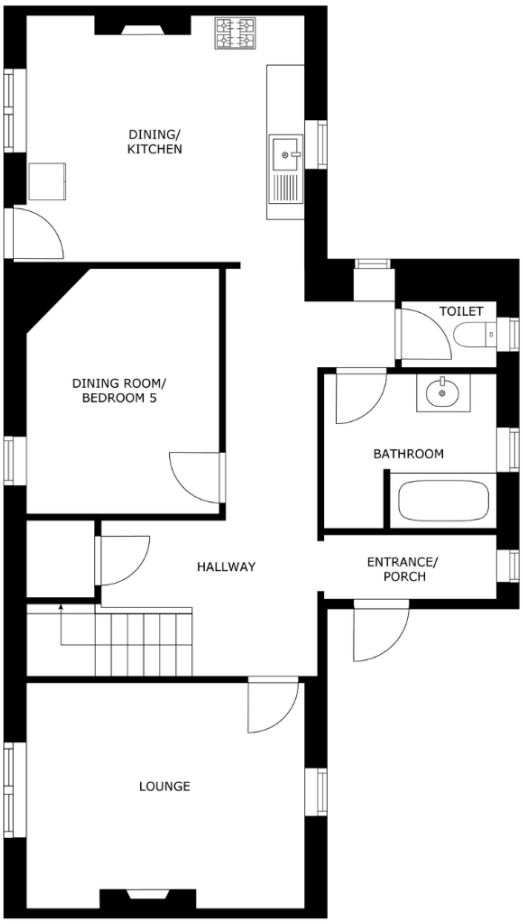
Council Tax
The property is currently registered as band D

EPC Banding
EPC=C

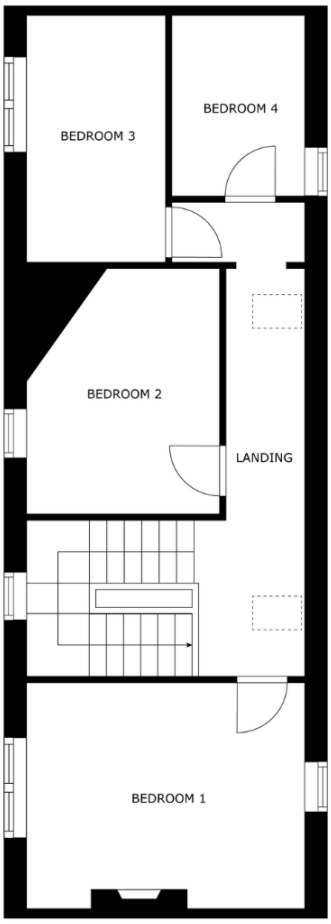
Viewing
Strictly by appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

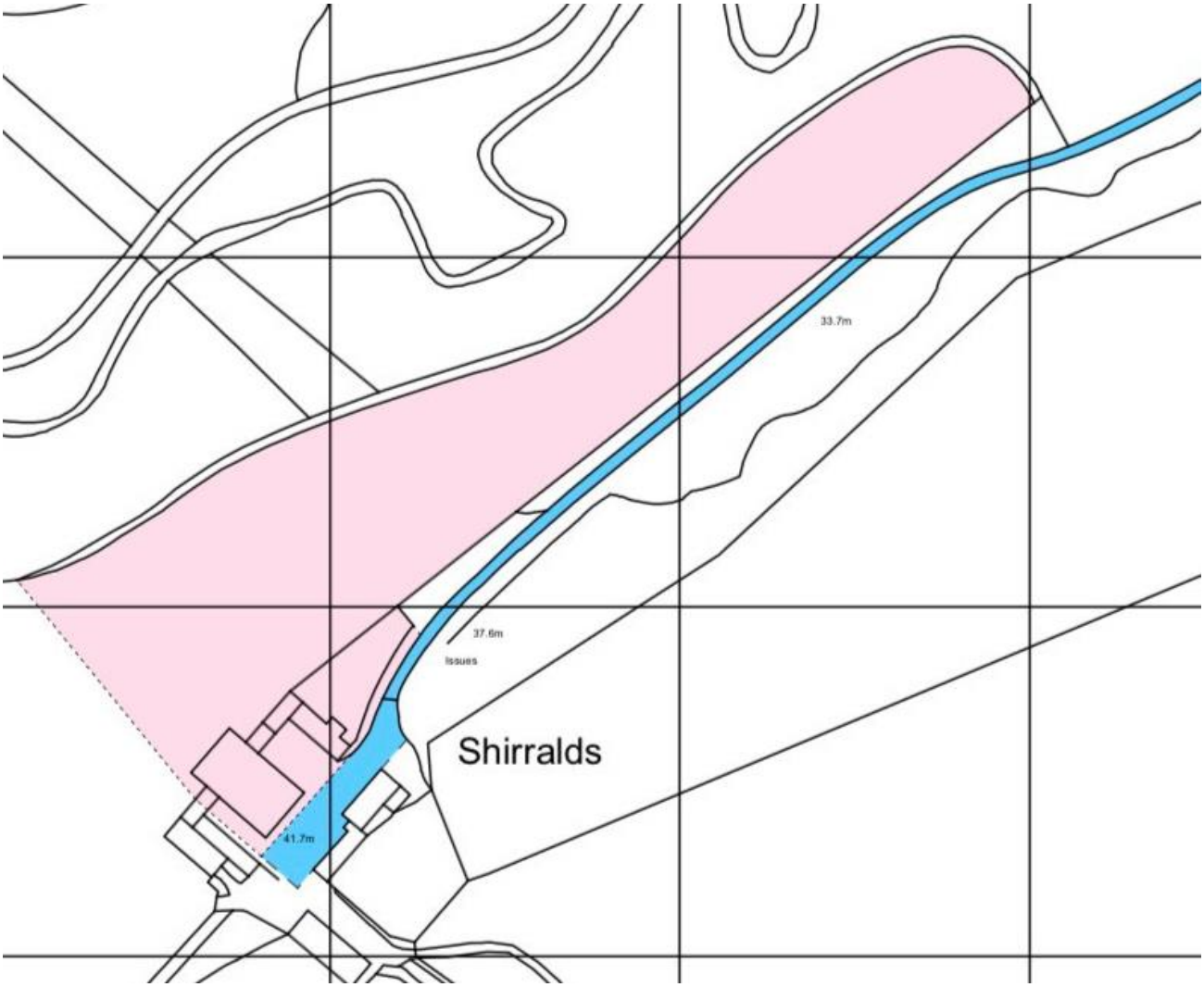
Reference Buckie/CF



FLOOR 1



FLOOR 2



The extent of the property is shown pink on the title plan.





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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