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your **complete** property & legal service



ARRADOUL HOUSE

ARRADOUL, BUCKIE, AB56 5BB



Substantial & Spacious Detached Dwellinghouse set in extensive gardens

- Semi-rural location close to picturesque Moray Firth Coast
- Many period features. Oil C.H & wood burning stoves.
- 4 Public Rooms, Dining Kitchen, Utility, Cloakroom, 3 Toilets
- Bathroom, Shower Room, 5 Bedrooms (2 with en-suite) & 2 Attic Rooms
- Set in approx. 1.5 acre of extensive grounds. Various Outbuildings

Offers Over £340,000

Home Report Valuation £425,000

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ARRADOUL HOUSE, ARRADOUL, BY BUCKIE, AB56 5BB

TYPE OF PROPERTY

We offer for sale this detached country house, which occupies an extensive site in the semi-rural hamlet of Arradoul. Arradoul is located on the outskirts of the popular coastal town of Buckie and only a short drive from the Speyside village Fochabers where a selection of shops, supermarkets, schools and leisure facilities can be found. Train links are available at Keith and airports at Inverness and Aberdeen. This Grade C listed property is one of considerable architectural interest and charm, dating principally from the Georgian era but with later Victorian extensions. We understand Arradoul House was built around 1748 as a manse but has had a number of uses over the years including a Bed and Breakfast, Nursing Home and as a spacious family residence. The present owner has carried out a number of improvements to the property whilst being careful to retain as many of the period features as possible including the sash and casement windows, split panelled doors, high ceilings with traditional cornicing and plasterwork, working timber shutters and servants' bells, which will certainly appeal to those seeking a home with charm and character. Arradoul House is both unique and enchanting and would be ideal for a large family, those looking to run a Bed & Breakfast/Guest House but given its commodious accommodation and flexible layout could be suitable for 2 families or multi-generational living. This elegant and fine family home provides spacious, well-appointed accommodation over two and a half storeys and benefits from an oil-fired central heating system, open fires and 3 wood burning stove. The present owner has presented the property well and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price leaving this stunning country residence in a move-in condition. **Viewing is essential and is the only way one can truly appreciate the spacious accommodation and fantastic period features that this very fine home offers.**

ACCOMMODATION

Entrance Vestibule
Enter through substantial wooden exterior door into the vestibule. Front facing window. Double, glass panelled to the hallway.

Hallway
Enter into the hallway, which has doors leading to lounge, sitting room, dining room, family room, dining kitchen cloakroom, toilet and rear vestibule. Front and side facing windows. Two staircases each allowing access to the first floor accommodation.

Cloakroom **2.73 m x 2.65 m**
Double front facing window. Built-in cupboard with fitted shelving. Door to the toilet.

Toilet **2.14 m x 0.91 m**
Side facing window. Fitted with a white toilet and wash-hand basin. Timber wall linings to dado height. Floor tiling.

Rear Vestibule
Door to the boiler room. Timber wall linings to dado height. Floor tiling. Substantial wooden exterior door giving access to the side of the property.

Boiler Room
Housing the floor standing oil central heating boiler. Hot water tank.

Toilet **1.94 m x 0.88 m**
Side facing window. Fitted with a white toilet and wash-hand basin.

Lounge **7.30 m x 5.98 m**
A stunning, triple aspect room with bay style corner window double French doors to the rear allowing access the rear garden. Belgian marble fireplace suitable for open fire and set on a slate hearth.



Family Room **5.11 m x 3.38 m**
Side facing window and 2 front facing windows. Large wooden fire surround with tiled backing and multi fuel stove set on a tiled hearth.



Sitting Room **4.86 m x 3.68 m**
Two rear facing each with double built-in cupboards below. Substantial wooden fire surround with multi fuel stove set on a stone hearth. Recessed display alcove with fitted shelving.



Dining Room **6.09 m x 4.28 m**
An elegant room with three, rear facing windows enjoying views over the rear garden. Presently used as a formal dining room. Fitted cupboards providing useful storage. Door to the inner hallway.





Inner Hallway
This area has doors to the dining room, dining kitchen and utility room. Pantry area with fitted shelving.

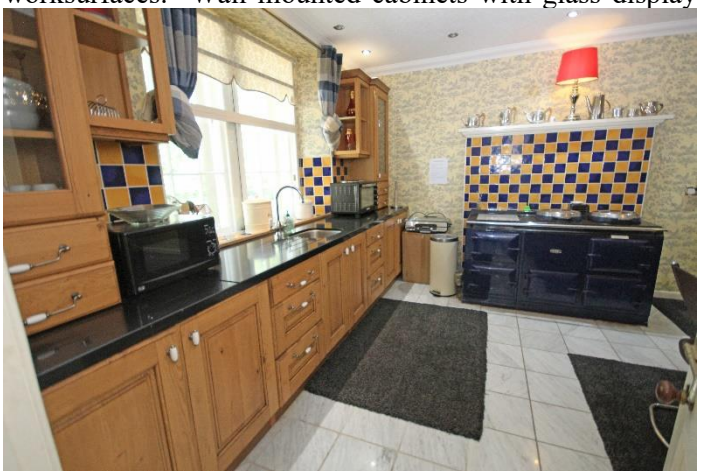
Utility Room
Rear facing window. Deep ceramic sink. Plumbing for automatic washing machine, spaces for fridge, freezer and tumble dryer. Floor tiling. Open to the kitchen area.

Kitchen **3.10 m x 2.88 m**
Rear facing window. Fitted with a quality selection of base and wall mounted units in an oak effect, country shaker style finish with granite effect countertops. Integrated 5-burner gas hob, electric oven, microwave and extractor hood. Floor tiling. Door to the rear vestibule.



Rear Vestibule
This area has doors to the kitchen and dining kitchen. Pantry area with fitted shelving.

Dining Kitchen **6.00 m x 3.82 m**
Spacious, dining kitchen with double side facing window. Fitted with a quality selection of base and wall mounted units in an oak effect, country shaker style finish with solid worksurfaces. Wall mounted cabinets with glass display fronts. Sink and drainer unit with mixer tap. Oil fired Aga, with four ovens and a hotplate. Display box for the servant's bells. Ample space for dining table and chairs. Doors leading to hallway, inner hallway and rear vestibule







Staircase
Sweeping staircase with pitch pine banister and gives access from the hallway to the first floor landing. A further staircase again with wooden banister and spindles also gives access to the first floor landing.

First Floor Landing
Side facing window and two front facing windows. This area has doors to the 5 first floor bedrooms, shower room and the two bathrooms/ensuites. Two built-in cupboards (one with staircase allowing access to the loft space). Staircase gives access from this area to the attic accommodation

Master Bedroom **5.94 m x 4.95 m**
Exceptionally spacious master bedroom with rear facing window and a feature corner bay window. Wooden fire surround with cast-iron fireplace. Door leading to the master bathroom/ensuite.





Bathroom **4.84 m x 3.74 m**

Doors from the landing and master bedroom allowing this to be used as a family bathroom or 'Jack and Jill' style en-suite bathroom. Two rear facing windows with working shutters. Fitted with a white suite comprising of toilet, wash-hand basin, shower cubicle, freestanding bath and a luxurious Jacuzzi bathtub. Marble tiled splashback to the bath and shower wall and floor areas. Wooden fire surround with beautiful cast-iron fireplace suitable for open fire.



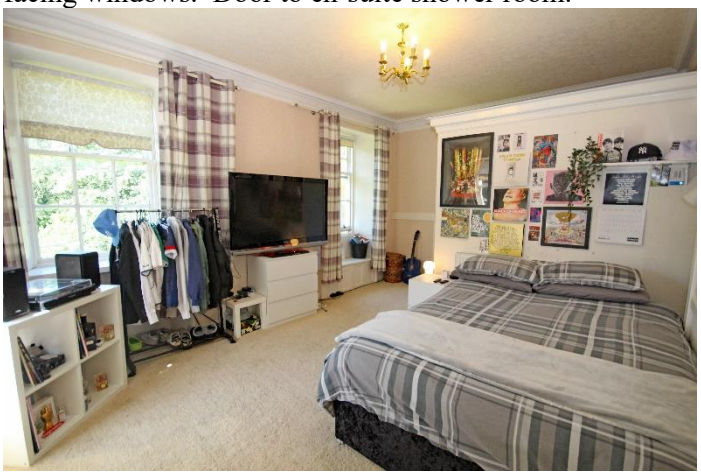


Bedroom **5.10 m x 3.80 m**

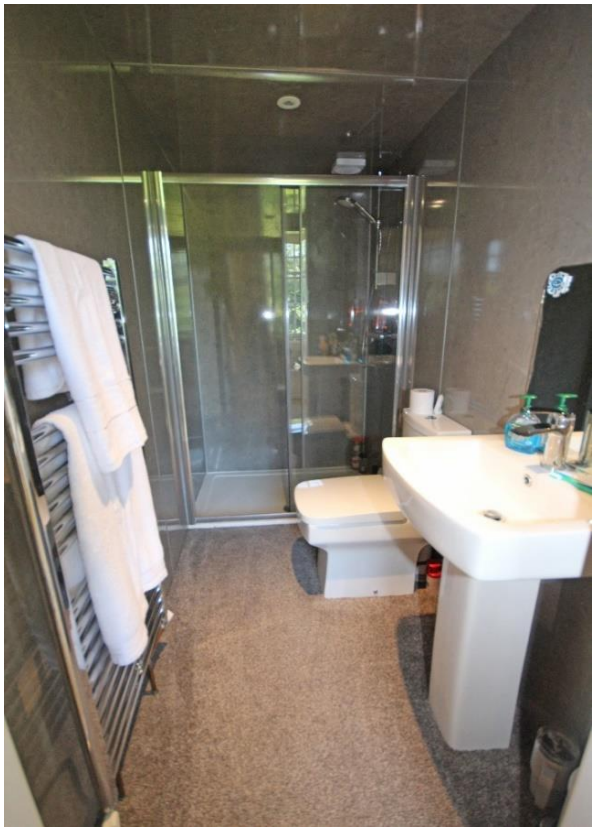
Spacious bedroom with double, side facing window. Built-in drawer and cupboard unit providing excellent wardrobe and storage space. Alcove with fitted wash-hand basin.



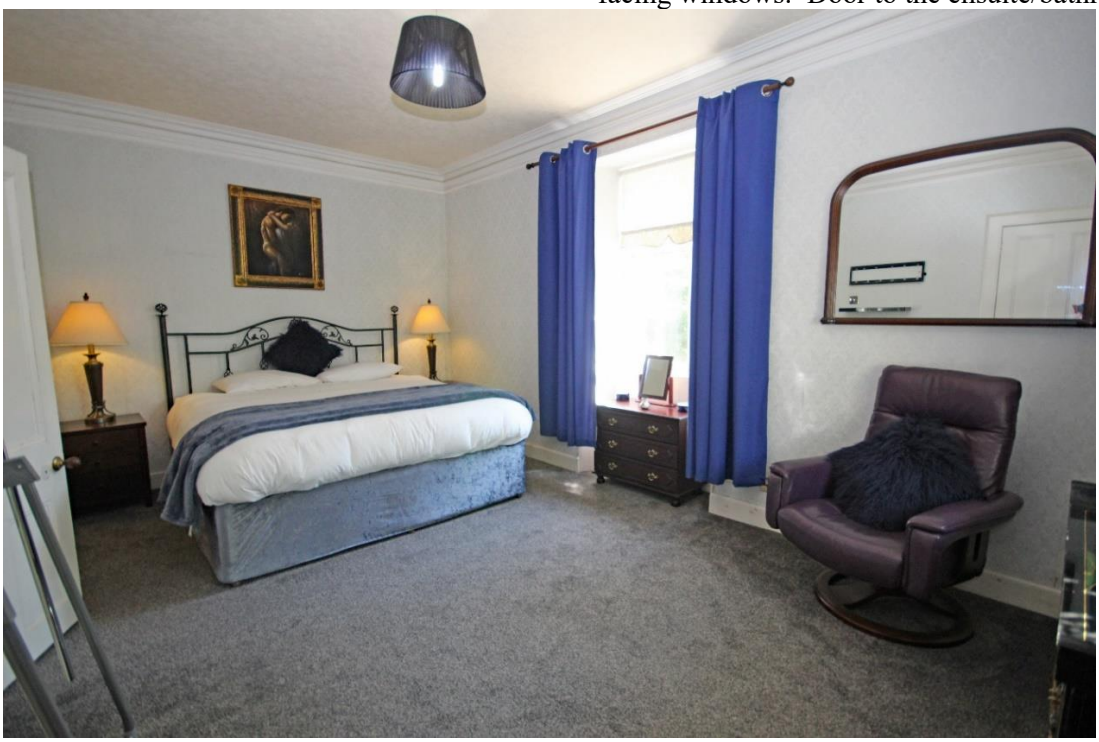
Bedroom **5.10 m x 3.58 m**
Double sized bedroom with side facing window and 2 rear facing windows. Door to en-suite shower room.



En-suite Shower Room **2.48 m x 1.20 m**
Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Full wetwall panelling. Heated towel ladder radiator.



Bedroom **5.10 m x 3.39 m**
Double size, double aspect bedroom with front and side facing windows. Door to the ensuite/bathroom 2.



Bathroom 2/Ensuite **2.81 m x 1.68 m**
Doors from the landing and bedroom 2 allowing this to be used as a further 'Jack and Jill' style en-suite bathroom. Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Timber wall linings to dado height.



Shower Room
An L-shaped room with double side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. The wing top wash-hand basin has a fitted storage unit below with drawers and cupboards. Full wall and floor tiling.





Bedroom **3.88 m x 3.24 m**
Rear facing window. Recessed fireplace. Double built-in wardrobe with fitted shelf and hanging rail. Two doors allowing access to the first floor landings.



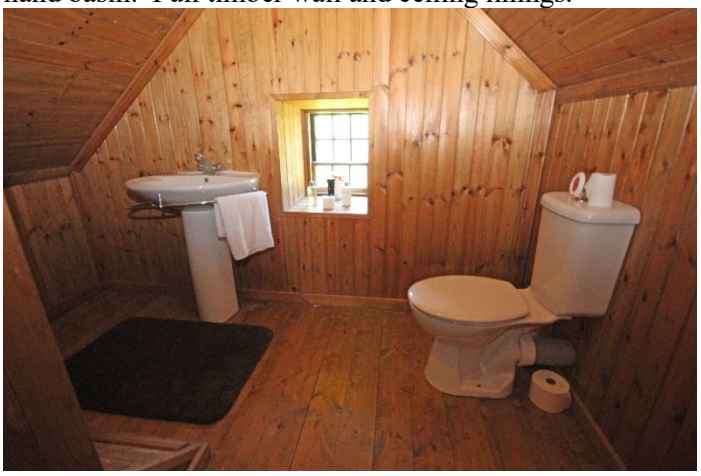
Attic Staircase
Staircase gives access from the first-floor landing to the former maids quarters in the attic area. The second floor landing has a front facing roof skylight window and doors leading to the attic toilet, attic rooms 1 and 2. Timber wall and ceiling linings. **The top floor accommodation has coombed ceilings and measurements are given at widest points.**

Attic Room 1 **4.36 m x 3.06 m**
Double rear facing window. Full timber wall and ceiling linings. Door giving access to the loft space.



Attic Room 2 **4.36 m x 2.87 m**
Side and rear facing windows. Full timber wall and ceiling linings.

Attic Toilet **2.77 m x 2.14 m**
Rear facing window. Fitted with a white toilet and wash-hand basin. Full timber wall and ceiling linings.



Loft Space
Large loft space area provides excellent storage and may be suitable to develop to provide additional accommodation subject to obtaining the necessary planning consents.



The view over the rear garden from the attic rooms

OUTSIDE

Arradoul House is surrounded by mature gardens extending to approximately 1.5 acres. The property is screened from the A98 by an area of mature woodland, well stocked with a variety of species including beech, oak and sycamore with a carpet of bluebells in the early summer months. The gardens have been laid in grass and have a variety of productive fruit trees. Victorian box hedge maze with herbaceous perennial borders. At the front of the property a sweeping driveway allows access to the garages, provides a turning point and extensive off-road parking for numerous vehicles.

Outbuildings

Large summerhouse/garden studio enjoying views over the rear garden. Workshop/garden store with covered log store/carport. Garage block.













SERVICES
Mains water and electricity. Drainage to septic tank.

ITEMS INCLUDED
All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Outbuildings.

Council Tax
The property is currently registered as band G

EPC Banding
EPC=F

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



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