



Mill Cottage, Tarland - AB34 4TS

Offers Over £470,000

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Mill Cottage

Tarland, Aboyne

Beautifully refurbished four/five bedroom country cottage set within extensive gardens, enjoying panoramic views towards Morven, superb family accommodation and exceptional outdoor leisure facilities.

- Beautiful four/five bedroom detached country cottage
- Set within approximately 0.67 acres of mature gardens
- Stunning views towards Morven and surrounding forest/farmland
- Spacious open-plan kitchen, dining and family room
- Hot tub, sauna, summerhouse/home office and workshop
- Peaceful Royal Deeside location between Tarland (2.0miles) and Aboyne (3.0 miles)

What3words: shots.rivals.ambushed



Property Description

Mill Cottage offers beautifully presented and highly versatile accommodation arranged over two floors, combining generous proportions with excellent natural light and attractive views across the surrounding countryside and offers extensive forest walks, straight from the back garden.

The house is entered directly into an impressive open plan kitchen, dining and family room, which forms the heart of the home. This bright and welcoming space enjoys a triple aspect outlook, flooding the room with natural light throughout the day. Engineered oak flooring and tasteful décor complement the generous proportions, creating an excellent setting for both everyday family life and entertaining.

The kitchen is fitted with an extensive range of quality base, wall and display units with quartz work surfaces and tiled splashbacks. Appliances include a range cooker with five burner gas hob and extractor canopy, undercounter dishwasher and fridge, while a ceramic one and a half bowl sink and separate preparation basin provide further practicality. Adjoining the kitchen is a well appointed utility room offering additional fitted storage, work surfaces and appliance space, together with a stainless steel sink. Further cupboards accommodate the electrical systems, hot water cylinder and UV water purification system, while a door provides direct access to the partially covered terrace. A contemporary fully tiled shower room, with walk in mains shower, WC and wash hand basin, is conveniently positioned off the family area.

A versatile study, accessed from both the family room and lounge, is currently arranged as a home office with extensive fitted shelving. The room offers excellent flexibility and could equally be used as a fifth bedroom, guest room or hobby space. Elegant glazed doors open into the spacious lounge, where a striking granite fireplace housing a recently installed wood burning stove forms an attractive focal point. From here, the accommodation flows into the superb garden room, an especially impressive space with a vaulted ceiling, full height glazing and underfloor heating beneath tiled flooring. A second woodburning stove adds warmth and character, while French doors open directly onto the terrace and gardens.





A painted open tread staircase rises to the first-floor landing, where twin skylights introduce further natural light and provide elevated views. The landing also gives access, via a folding ladder, to the partially floored attic. The principal bedroom is a particularly generous room enjoying a dual aspect outlook across the surrounding countryside. Fitted double wardrobes provide useful storage, while an inner hall leads to the en-suite bathroom, fitted with a freestanding bath, wash hand basin and WC.

There are three further bedrooms on this level. Bedroom two is a spacious double overlooking the front of the property towards Morven and benefits from a fitted wardrobe. Bedroom three enjoys views over the rear garden through three skylights, while bedroom four is another bright and attractive room with delightful rural views. Completing the first floor accommodation is the family bathroom, fitted with a white suite comprising a bath, wash hand basin and WC, together with a separate curved shower enclosure.

Mill Cottage sits within beautifully maintained garden grounds extending to approximately 0.67 acres, providing an attractive and private setting around the property. Twin driveways provide generous off road parking and convenient access around the house. To the front, the garden is enclosed by established beech hedging and laid predominantly with decorative stone chippings, creating a smart and relatively low maintenance approach. The gardens to the rear are particularly attractive, with extensive lawns complemented by mature trees, colourful planting and established shrubs. The Altahasach Burn provides a delightful natural backdrop and southern boundary to the property, with the gentle sound of flowing water adding to the peaceful and tranquil setting.





The grounds offer an excellent range of outdoor amenities, including:

- Detached timber garage with power and lighting
- Workshop with power and lighting with bespoke sauna covering half of the space.
- Hot tub terrace and outdoor entertaining area
- Summerhouse, currently used as a home office, with heating and a wood-burning stove
- Dog kennels and run
- Garden storage shed (adjoining workshop) and log stores
- Polytunnel and raised vegetable beds

Immediately adjoining the house is a spacious paved terrace, providing an ideal setting for outdoor dining and entertaining while enjoying the surrounding gardens. A covered section offers useful sheltered storage and a practical area for boots and outdoor equipment.

The combination of generous gardens, mature planting and excellent ancillary facilities creates a wonderfully versatile outdoor environment, equally suited to family life, entertaining, working from home and simply enjoying the property's peaceful rural surroundings.

Services

Private water supply via local spring with UV water purification and filter system.

Mains electricity.

Calor gas cylinder supply serving the hob of the range cooker.

Private septic tank drainage system.

Electric underfloor heating within the garden room.

Wood-burning stoves installed in both the lounge and garden room.

Broadband currently via an EE 4G Hub





Area Insights

Experience the Best of Royal Deeside Situated within the attractive rural hamlet of Coull.

Mill Cottage enjoys a peaceful setting in the heart of Royal Deeside, surrounded by rolling countryside and picturesque scenery, yet within easy reach of excellent local amenities. The property offers an appealing balance of country living and accessibility, enjoying a tranquil position without feeling isolated. The thriving village of Tarland lies approximately 2.0 miles away and provides a good range of everyday amenities, including local shops, a post office, pharmacy, GP surgery, primary school and nursery. The village is also well known for its popular mountain biking trails and golf club.

Approximately 3.0 miles away, Aboyne offers a wider range of shops, cafés, restaurants and leisure facilities, together with primary and secondary schooling, a community and sports centre with swimming pool and an 18-hole golf course. The village is also home to the renowned Aboyne Highland Games. The wider Royal Deeside area is particularly well served by a number of attractive towns and villages, each offering its own character and amenities, while the city of Aberdeen is within comfortable travelling distance for a more comprehensive range of shopping, leisure and business facilities.

Royal Deeside is celebrated for its spectacular scenery, welcoming communities and exceptional quality of life. The area offers a wealth of opportunities to enjoy the outdoors, with walking, cycling, fishing, horse riding, golf and watersports all readily accessible. During the winter months, skiing is available at both Glenshee and The Lecht, while the nearby Glen Tanar Estate provides some of the area's finest scenery, with an extensive network of walks and trails through woodland, open moorland and the surrounding hills.

With beautiful countryside on the doorstep and excellent opportunities for recreation throughout the year, Mill Cottage is ideally positioned for those looking to embrace the Royal Deeside lifestyle. Its combination of rural tranquillity, accessibility and proximity to an excellent range of amenities makes it an particularly appealing setting for a family home.



Useful Links

Aberdeenshire Council: www.aberdeenshire.gov.uk

Visit Royal Deeside: www.visitabdn.com

Tarland Trails: www.tarland-trails.com

Glen Tanar Estate: www.glentamar.co.uk

Aboyne Academy:
www.aboyneacademy.aberdeenshire.sch.uk

The Boat Inn: <https://www.theboatinnaboyne.co.uk>

Tarland Trails: <https://www.tarland-trails.com>

Muir of Dinnet National Nature Reserve: <https://www.nnr-scotland.org.uk/muir-of-dinnet>

Aboyne Golf Club: <https://aboynegolfclub.co.uk>

Ballater Gallery: <https://www.ballatergallery.co.uk>





DISTANCES

Aboyne: Approximately 3 miles, Tarland – 2 miles,
Aberdeen: Approximately 30 miles, Dundee: Approximately
55 miles, Perth: Approximately 65 miles, Inverness 85 miles,
19 miles, Braemar, 22 miles.

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Tenure: Freehold

Council Tax: Band G

Energy Efficiency Rating: Band C

Local Authority: Aberdeenshire Council

AGENTS NOTE

A small section of the garden to the north boundary is
leased from a local trust at a current annual cost of £100.
The existing lease runs for 10 years and may be assigned to
a purchaser, subject to the Trust's approval.

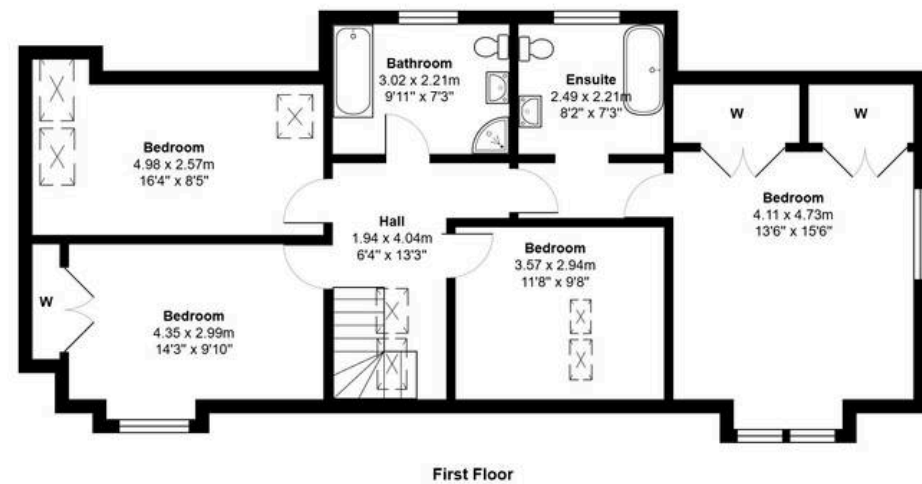
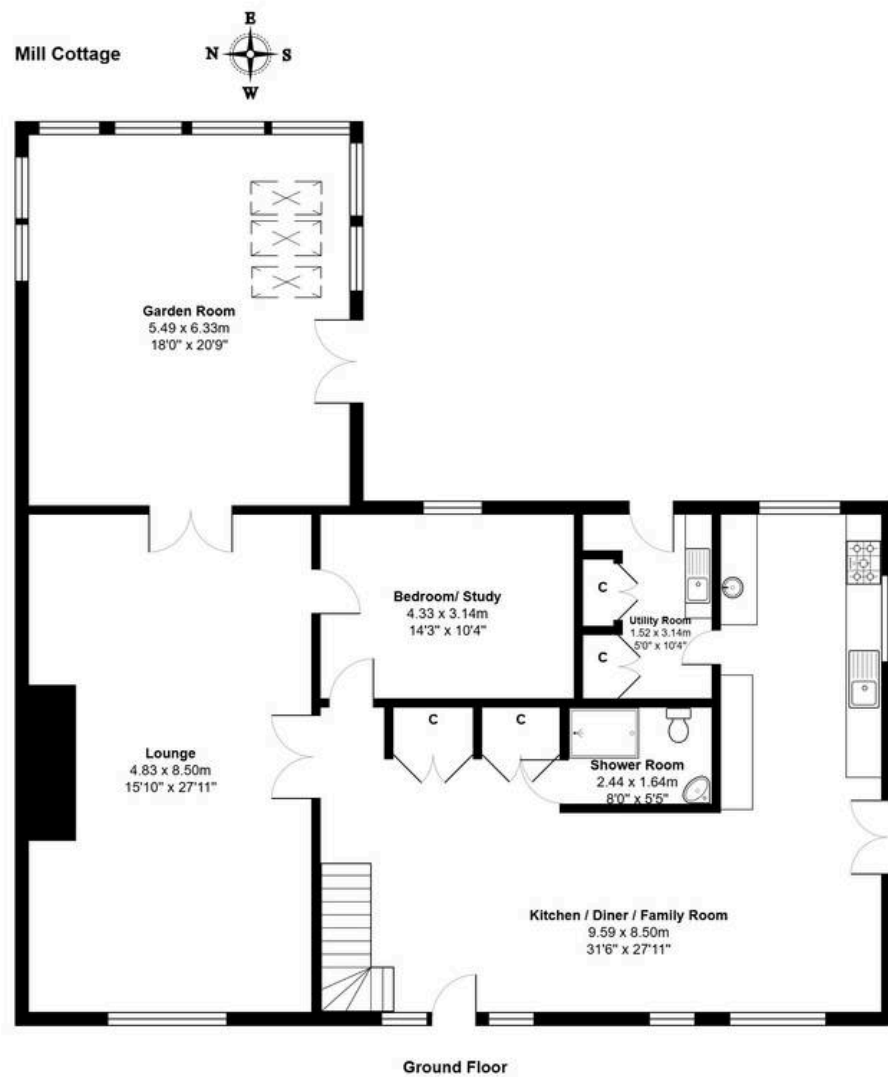
Fixtures and Fittings:

All fitted carpets, light fittings (except for the fittings in the
lounge) and integrated appliances form part of the sale.

Listing and Conservation:

Mill Cottage is not a listed building nor situated in a
conservation area.







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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