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**WESTER PETTYMARCUS, CLOLA,
AB42 5AF**



Traditional 4/5 Bedroom, 2 Public Room Detached Farmhouse with Land

- 7.5 Acres of land
- Lounge, Second Reception Room & Dining Room
- Stable block comprising 2/3 stables
- Large agricultural shed and garage/workshop
- Mains gas C.H. & uPVC D.G.

Offers Over £370,000
Home Report Valuation £370,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

This traditional granite farmhouse is located in a country setting a few miles south of the village of Mintlaw and would be ideal for an equestrian. The property benefits from mains gas central heating and uPVC double glazing. This is a good sized family home and will appeal to the buyer looking for a traditional style property with many original features including deep skirting boards, ornate covings and high ceilings.

The dual aspect farmhouse style kitchen has light beech effect base and wall units with contrasting dark brown worktops incorporating stainless steel one and a half bowl sink and gas range cooker. There are spaces for a fridge freezer and washing machine. Off the hallway there is a utility room fitted with a wall of built in storage and room for various appliances.

The first of three reception rooms is a large dual aspect room that has been split in two by way of a decorative arch. The largest of the areas features a woodburning stove. The second reception room is situated to the front of the property and this could also be used as Bedroom 4. There is also a wood burning stove in this room. The dining room/Bedroom 5 is a spacious room that has an alcove inset, wood burning stove and a window overlooking the rear garden.

Completing the ground floor are a bathroom and a shower room. The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath. The shower room is fitted with a white three piece suite comprising toilet, pedestal wash hand basin and corner shower enclosure with thermostatic shower.

The stairs to the first floor are split by a mezzanine landing leading to two double bedrooms that have dormer windows overlooking the front of the property. Bedroom 2 also benefits from a traditional fireplace. There is a home office that has a small storage area and this room leads to Bedroom 3 which is a double room overlooking the side of the property. Also on the landing is a walk in wardrobe with shelving and hanging space.

OUTSIDE

A shared hardcore driveway leads to the property with ample parking for multiple vehicles. There is a large agricultural shed measuring at 36.5m x 7m and it has electricity and lighting. There is also a garage with workshop that benefits from electricity and lighting, and an adjoining stable block comprising 2/3 stables. The gardens are mainly laid to grass with mature trees on three sides and a pond in the middle with stones surrounding. There is an equestrian arena measuring 40m x 20m that has recently had the old top surface scraped off ready for sand & rubber, or any other surfacing. There are five paddocks with a race for access into each paddock and these have been separated by fencing and gates. There is a vegetable plot with fruit trees and fruit bushes and this also houses the polytunnel measuring at 14m x 4m. There are six utility sheds.

ACCOMMODATION

Front Hall and Stairs

Sitting Room/Bedroom 4 **12'9 x 12'8 (3.90m x 3.88m)**

Inner Hall

Lounge **23'0 x 11'6 (7.22m x 3.52m)**

Bathroom **10'7 x 7'7 (3.22m x 2.31m)**

Dining Room/Bedroom 5 **12'11 x 11'3 (3.94m x 3.44m)**

Utility Room **11'6 x 8'1 (3.51m x 2.46m)**

Rear Hallway

Shower Room **8'2 x 6'3 (2.51m x 1.90m)**

Dining Kitchen **16'11 x 13'11 (5.17m x 4.25m)**

Landing

Bedroom 1 **17'10 x 12'11 (5.44m x 3.95m)**

Bedroom 2 **17'1 x 11'7 (5.22m x 3.53m)**

Home Office **12'6 x 9'7 (3.82m x 2.93m)**

Bedroom 3 **12'6 x 11'7 (3.83m x 3.55m)**

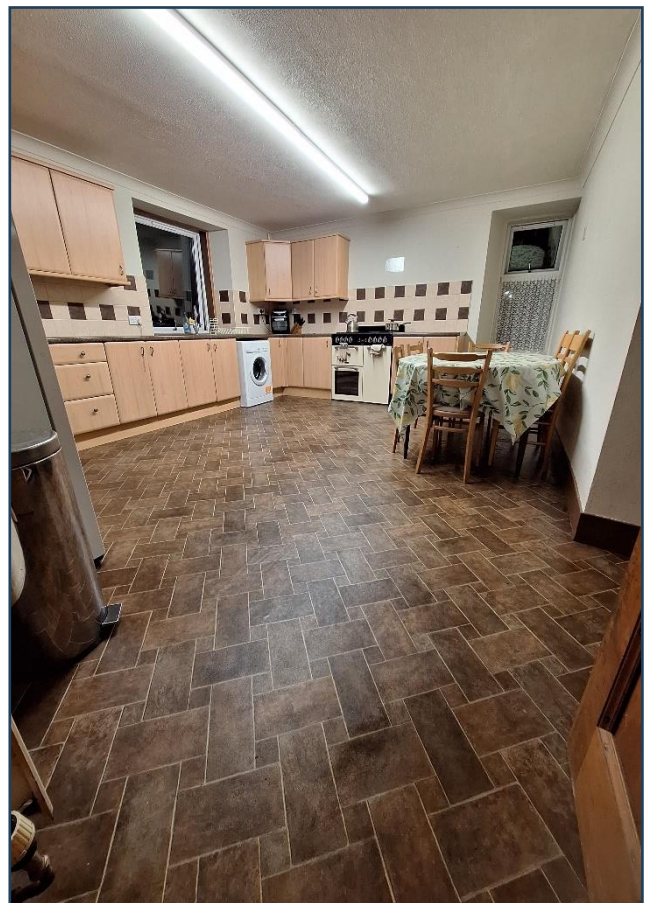
Please Note: Photos taken at widest point



Lounge



Lounge Alt



Dining Kitchen



Dining Room



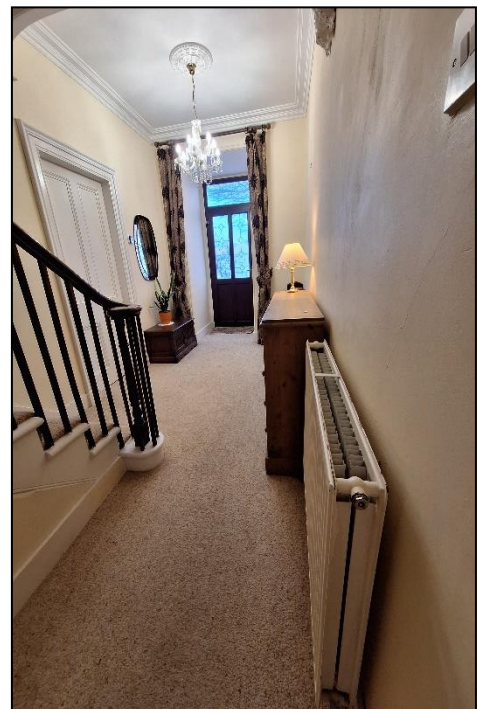
Bathroom



Utility Room



Sitting Room



Main Hallway



Bedroom 1



Bedroom 1 Alt



Bedroom 2



Home Office



Bedroom 3



External Alt



Rear Garden



Field



Paddock



Arena



Walkway Between Fields

SERVICES

Mains water, gas and electric. Drainage to septic tank.

ITEMS INCLUDED

All fitted floor coverings, window dressings and light fittings are included in the sale.
Polytunnel and utility sheds also included.

Council Tax

Band D

EPC Banding

Band D

Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338

Email

mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The village of Maud offers a local convenience store, a primary school, doctors' surgery, church, hotel, hairdresser, shops and a community resource centre with gym and community café. The village lies close to the ever expanding village of Mintlaw, Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, post office, filling-station with shop attached, garage, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 29 miles distant. There is the MACBI Community Hub, a centre offering a range of activities and a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

Reference NH/SCOR