

**The Auld Mill,
Craigston, Turriff, AB53 5PU**

**Price Around
£270,000**

ASPC ref : 318653

 4  1  2 135 m² EPC **E** Council Tax Band **E**



Arrange a viewing

 **07789 881884**
(Mr MacIver)

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(Stewart & Watson)

Stewart & Watson

The Property Shop, 2 Main Street
Turriff
AB53 4AD

Email:

turriff.property@stewartwatson.co.uk

Website:

<http://www.stewartwatson.co.uk>



Property features:

 Central heating	 Garden	 Parking
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This is a rare opportunity to acquire a converted former Meal Mill, with functioning waterwheel, which is set in a good sized feu with mature trees and the Mill stream forming part of the garden ground. The conversion provides all the benefits of modern day living with dual central heating and double glazing. It is believed to have been built circa 1597, with the extension added on around 1809. This is an extremely spacious and attractive “B” listed property. The character of the property has been preserved and retains many of the original features. The Mill stream, which meanders through the garden, enhances the appeal of this unique property, which is situated approximately 5 miles from the market town of Turriff.

ACCOMMODATION

HALLWAY With carpet tiled floor, partially glazed front door and central heating radiator.

LOUNGE and STUDY/ DINING ROOM (23’ x 11’ and 11’6” x 11’/7.04m x 3.35 and 3.54m x 3.35m) A bright and spacious room with

double doors leading to the rear garden. Sandstone fireplace with wood burner, alcove TV point, open staircase leading to first floor accommodation, fitted carpet and central heating radiator. Exposed stone archway leads to dining room, which is currently used as a study. There is a fitted carpet, central heating radiator and access to the dining kitchen.

DINING KITCHEN (19' 11" x 11' 2" / 5.82m x 3.41m) With fully fitted superior oak units at eye and floor level, ample worktop space incorporating 1½ drainer sink, tiled splashbacks, tiled recess housing modern oil fired Stanley Range which heats the water and radiators, integral fridge, fitted welsch dresser, beamed ceiling, high quality vinyl flooring and central heating radiator.

BATHROOM (7' 3" x 6' 3" / 2.22m x 1.92m) With attractive wood panelling, bath, wash hand basin, wc, airing cupboard, vinyl flooring and central heating radiator.

SHOWER ROOM (7' 6" x 7' 4" / 2.31m x 2.25m) With enclosed shower cubicle, wash hand basin, w.c, vinyl flooring and central heating radiator.

FIRST FLOOR

LANDING With airing cupboard and fitted carpet.

BEDROOM 1 (14' x 11' 3" / 4.27m x 3.44m) With laminate flooring and central heating radiator.

BEDROOM 2 (12' 2" x 11' 5" / 3.72m x 3.51m) With fitted carpet and central heating radiator.

BEDROOM 3 (10' 3" x 7' 7" / 3.14m x 2.35m) With fitted wardrobe, fitted carpet, central heating radiator and door leading to a large decked balcony overlooking the rear garden.

BEDROOM 4 (8' 7" x 7' / 2.65m x 2.13m) Currently used as a dressing room, this room has fitted storage, built in cupboard, fitted carpet and central heating radiator

OUTSIDE

GARDEN GROUND To the rear of the property lies the majority of the garden ground which has been partially terraced. Steps from the rear of the property lead to a sheltered patio with further attractive walkways through the garden which includes 2 steel bridges over the Mill stream to a summer house. In addition there is a greenhouse and two quality wooden sheds with built in work benches, one housing the private water supply pump. To the side of the property runs a stream with a water wheel which has been restored. The front of the property is mainly woodland with a high quality tarpaulin double Garage (20' 8" x 12' 6" / 6m x 3.8m) and ample off road parking for many vehicles.

SERVICES Mains electricity, private water supply, drainage to septic tank, oil fired central heating and telephone installed.

ITEMS INCLUDED All high quality carpets and curtains from John Lewis, floorcoverings, blinds and light fittings

Council Tax Band E

EPC Band E

DIRECTIONS Take the A947 public road towards Banff. After approximately 1 ½ miles turn right signposted Fraserburgh. Continue along this road for approximately 4 miles and the Auld Mill is located on the left hand side.

LOCATION Turriff is a thriving town with a population of approx. 5,000. It has excellent Primary and Secondary Schools and a good range of Shops and other well supported facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and Fishing on the River Deveron. Aberdeen is approximately 35 miles.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/318653/The-Auld-Mill/Turriff/>

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