

Endeavour, Cryla, Maud, Peterhead, AB42 5PD

Price Over
£625,000

ASPC ref : 343479

4
 3
 5
 450 m²
 EPC
 Council Tax Band



Arrange a viewing

Below Home Report Valuation

01224 622622

(Ledingham Chalmers LLP)

Ledingham Chalmers LLP

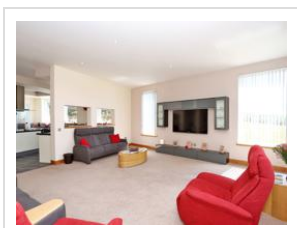
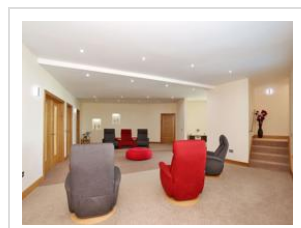
4 Alford Place
Aberdeen
AB10 1YD

Email:

property@ledinghamchalmers.com

Website:

<http://www.ledinghamchalmers.com>



Property features:



BELOW HOME REPORT VALUATION

This is a uniquely designed and beautifully presented **detached dwellinghouse** situated in approx. **2.5 acres** located in an idyllic rural location in the heart of the Buchan countryside. This open and airy home offers excellent family living space to the ground floor including a full sized heated swimming pool plus hot tub. To the upper floor there are four double bedrooms all benefiting from en-suites and ample storage. The property is in immaculate order through-out and presented to the highest standard of specification with stylish, tasteful decoration, co-ordinating flooring and extensive large windows resulting in a good flow of natural light and stunning views across the countryside

The vestibule leads to a spectacular open plan reception hall where you will find a functional layout for easy living. This is a spacious family area with access to all ground floor accommodation and two sets of stairs to the upper floor plus views of the swimming pool area. The impressive family room/dining area/kitchen offers comfortable open plan living and ample space for entertainment. The kitchen area

boasts an excellent range of superior tall and base storage units with co-ordinating worktops, central island unit and integrated appliances, including electric hob, combination oven/microwave, oven/grill, warming drawer and dishwasher. There are many features to the kitchen such as an instant boiling hot water tap, plinth floor lighting, breakfast bar area with open views into the lounge area plus tiled effect flooring. The utility room offers extensive floor to ceiling storage cupboards in co-ordinating units with the kitchen. The games room boasts a full sized pool table and fitted bar with fridge. Adding a special edge to this property is the full sized heated swimming pool, giving a holiday feel environment with seating areas, a hot tub, two separate shower/changing rooms. A study, cloakroom and rear hallway with access to the garage completes the ground floor layout.

On the upper floor to the right is the exceptionally large master bedroom with seating area giving a relaxed feel with stunning countryside views. The en-suite has both a corner bath and separate shower cubicle with rain shower head. A dressing area offers both hanging and shelved storage. There are three further double bedrooms on the left upper floor, Bedroom Two benefits from a spacious en-suite with both bath and shower cubicle, Bedrooms Three and Four share a Jack & Jill en-suite shower room. All bedrooms are of generous size with fitted glass frontage wardrobes. The upper hallway features a stylish wooden/chrome balustrade and two large storage cupboards with glass fronted sliding doors.

This fabulous home is sure to meet the demands of the most discerning purchaser with early viewing highly recommended to appreciate the many qualities and unique features on offer.

Room Sizes (To the longest and widest points)

Ground Floor:

Vestibule: 2.5 x 2.6

Reception Hall: 10.4 x 5.4

Games Room: 11.8 x 6.3

Family Room: 6.1 x 8.2

Dining Kitchen: 6.1 x 8.2

Utility Room: 4.6 x 2.4

Cloakroom: 2.5 x 2.0

Study: 2.5 x 1.9

Swimming Pool: 7.2 x 10.0

Pool Size 8x4 metres with 1.4 consistent depth

Shower Room: 2.8 x 1.6

Shower Room: 1.9 x 1.6

Upper Floor:

Master Bedroom: 7.2 x 5.5

Master En-Suite: 2.7 x 3.2

Dressing Area: 2.7 x 2.7

Bedroom 2: 3.3 x 5.2

En-Suite: 2.2 x 2.8

Bedroom 3: 4.0 x 5.2

Bedroom 4: 4.1 x 4.0

Jack and Jill En-Suite: 1.7 x 1.7

Double Garage: 8.0 x 9.5

Garage Store: 4.4 x 2.4

Plant Room: 1.7 x 3.0

Garage Cloakroom: 1.3 x 1.6

First Floor Storage / Workshop: 6.0 x 9.8

EPC: C

Environmental Impact (CO2) Rating: A

Location Endeavour is situated in the heart of rural Grampian, close to the villages of Maud, Mintlaw, and New Deer. It is also within easy reach of Peterhead and Ellon and within commuting distance of Aberdeen and the airport. Maud, Mintlaw, and New Deer have a range of amenities including general stores, medical and community facilities, banks, nurseries, playgroups and primary schools. Older children attend Mintlaw Academy.

Directions From Aberdeen travel north on the A90 towards Ellon taking the second junction at the Ellon roundabout. Continue on this road then take a left onto the A952 for Mintlaw. Travel on this road for approx 9 miles then take the first exit at the roundabout sign posted for New Pitsligo, A950. After approx 4 miles take the single track road on the right opposite the junction to Maud, B9106. Follow this road and Endeavour is located on the right hand side, entrance is at the rear of the property.

Garden Endeavour is located in approx. 2.5 acres of land which is well maintained to lawn with an attractive rockery area with dry-stone dyke

Parking There is a large double garage/workshop with large electronically operated doors. The double garage houses the pool plant room, boiler room, store and cloakroom. There is ample driveway parking to the front and rear. First Floor Storage/Workshop: There is access via the stair in the garage or the rear via a electric roller door with keypad entry. This area is ideal for storage of all gardening equipment and machinery.

Fixtures and Fittings All flooring, blinds and light fittings are included in the sale. The integrated kitchen appliances such as the electric hob, combination oven/microwave, oven/grill, warming drawer and dishwasher are to remain. The American style fridge freezer is also included in the sale. The laundry appliances located in the utility room are not included in the sale. Within the swimming pool area the hot tub shall remain. The bar and fridge located in the games room shall remain. The full size pool table plus the wall mounted televisions, located through-out the property, maybe available to purchase under separate negotiation.

Services This property benefits from the installation of a biomass central heating system, which has the added benefit of the transferable government RHI scheme. The ground floor benefits from under floor heating with radiators to the upper floors. There is double glazing through-out the property with triple glazing to the swimming pool area.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/343479/Endeavour--Cryla/Peterhead/>

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