

**Dutch Barn,
Warehouse, Inch, AB52 6YL**

**Price Around
£400,000**

ASPC ref : 346913

 4  1  3 207 m² EPC **C** Council Tax Band **E**



Arrange a viewing

 **01542 882537**
(Peterkins)

Peterkins

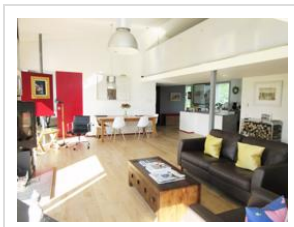
186 Mid Street
Keith
AB55 5BQ

Email:

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Property features:

 Central heating	 Garden	 New build	 Parking
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The Dutch Barn is an award winning dwellinghouse situated on the Warehouse Estate, it was originally a Dutch Barn but has been lovingly converted to a modern, striking family home. Acanthus Architects df in Huntly who designed this impressive contemporary dwellinghouse is owned by the Seller who has made this superb property his home. This design is unique in that there is a main residence and a separate building accessed by a covered entrance that was originally designed as a pool room with a small exercise pool (Endless Pools), it is meantime used a guest accommodation making a fourth bedroom, shower room and store. The interior lay out benefits from the beautiful views over the surrounding countryside through the large Danish double glazed windows and the open plan living area enjoying sunshine from early morning until the sun sets in the evening to the north over Gartly Moor.

Kennethmont is a village approximately 2 miles from Warehouse with Inch being around 7 miles and Huntly around 8 miles from the property. The village has a population of approximately 470 people with primary education at Kennethmont Primary School and secondary education at The Gordon Schools, Huntly.

Insch is serviced by bus and rail with Inverness and Aberdeen. The city of Aberdeen is around 28 miles away having an airport with international and domestic flights. The town has a selection of general and specialist shops, as well as a post office. There are a variety of leisure activities including a leisure centre, 18 hole golf course, (greens) bowling club and local library. There is a nursery and a primary school. A health centre, part time fire station, community centre and a childrens play centre. A number of small playparks are scattered around the village, along with a larger play park and football pitch beside the leisure centre.

Huntly has a population of just over 4,500 situated on the main road and rail route between Aberdeen and Inverness. There are a variety of leisure and shopping amenities including supermarkets. The town also has a Health Centre and hospital nearby. Primary and secondary schooling is available at The Gordon School

The accommodation all on one floor comprises:

FRONT HALL Front door access from the covered entrance decking which gives access to accommodation including the open plan kitchen and Lounge.

OPEN PLAN SITTING ROOM 7m x 5.98m Open plan sitting room, dining room and kitchen providing spectacular views over the surrounding countryside from the large Danish double glazed windows and patio door. The patio door leads to a covered timber decking area which enjoys unspoilt views of the garden and the surrounding area. The centre wall of the room has a modern Danish wood burning stove providing extra heat and warm glow to the room as well as having the underfloor heating. There is a balcony overlooking the sitting room which is accessed by a wooden ladder, this is meantime used as a storage area. Open plan to the kitchen. There are doors leading to the utility room and the bedrooms.

KITCHEN 3.90m x 3.15m Fully fitted base units with breakfast bar; stainless steel sink unit with mixer tap; built in double oven, electric hob and cooker hood. There is a glass partition separating the kitchen from the hall.

UTILITY AREA Fitted wall and base units, built in wine rack; large larder cupboard; sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; glass panel door to the front.

MASTER BEDROOM with EN-SUITE 4.58m x 3.81m There is an integral sliding door from the front hall to a further hallway with open storage shelves and a cupboard, which in turn leads to the bedroom and en-suite, this has been creatively designed so that the en-suite shower room is accessible without going through the bedroom. Double Bedroom with built in wardrobes covering the whole width of the wall.

BEDROOM 2 4.60m x 3.57m Double bedroom with built in cupboard, this room is meantime used as an office; integral sliding door access from sitting room; door leading to the hall.

BEDROOM 3 4.80m x 3.67m Double bedroom; dual aspect window; patio doors leading to the covered timber decking area. This room is meantime used as an office.

FAMILY SHOWER ROOM Shower cabinet with large shower tray, wash hand basin and toilet.

BEDROOM 4/ POOL ROOM This is separate from the main house which is ideal for guests staying over, although this feels part of the main residence it is across the covered entrance deck to its own entrance door. This was originally planned to have an exercise pool (Endless Pools) and has a suspended floor which could be adapted to accommodate this amenity if wanted.

BEDROOM 4 5.32m x 5.28m This room is currently used as a guest bedroom which the purchaser can use as desired; internal doors leading to the shower room and large store room; external door leading to the timber decking area.

SHOWER ROOM Shower cabinet with large shower tray; wash hand basin and toilet.

STORE 5.70m x 3m Spacious storage area

OUTSIDE

GARDEN The garden, decking and patio provide magnificent views towards the east is Dunnydeer and Bennachie and to the west is Tap o' Noth and the Buck of Cabrach. The covered decking situated outside the sitting room enjoys sunshine from early morning until it sets over Gartly Moor in the evening to the northwest.

The front garden with views towards Dunnydeer is set out in grass with log sheds. There is also an off road parking area.

GENERAL Oil Central Heating Solar panels 4kw on a west facing roof area creating electricity for the Dutch Barn Underfloor heating throughout Danish Double Glazing Danish Wood Burning Stove Ample Power Points, TV Points Private Water Drainage to Septic Tank

DIRECTIONS Coming from Huntly take the A97 to Rhynie to Lumsden road, drive for around 6 miles, turn left on to the B9002 sign posted Kennethmont 3miles Insch 5 miles. Continue to Kennethmont which is 3 miles, drive through Kennethmont for a further mile and

Wardhouse Estate is on the left which has a large sign at the entrance gate. Drive through the gateway and straight on, the road leading to the Dutch Barn and Stables is on the left which has a sign at the end of the road.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/346913/Dutch-Barn/Insch/>

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