

**Kirkton House,  
Fyvie, Turriff, AB53 8ND**

**Price Over  
£460,000**

ASPC ref : 357722

 4  3  2 253 m<sup>2</sup> EPC **D** Council Tax Band **G**



**Arrange a viewing**

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(Raeburn Christie Clark & Wallace)

**Raeburn Christie Clark & Wallace**

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Property features:

 Central heating	 Garage	 Garden	 Parking
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Enjoying an open aspect from every angle and set within approximately 3 acres of large lawns, some woodland, filled beds and a long tarred driveway with plentiful parking, this immaculately presented south facing three public/four bedroomed detached bungalow, with large workshop/garage and summerhouses, is for sale, just a short drive from Turriff, Peterhead, Ellon and Inverurie. The extremely spacious accommodation with oak doors, finishings and high ceilings, includes the entrance vestibule and the long reception hall, with tartan carpeting and two built-in storage cupboards. The lounge, with cream carpeting incorporates a fireplace with real fire. The study, with bespoke library shelving, is adjacent and has French doors to the garden and a fireplace. The fabulous sun lounge, with windows on three sides, has a built-in multi-fuel stove set within the fireplace. Bedroom four is presently used as a formal dining room with windows to the south facing front. The superior German cream fully fitted kitchen is fitted with solid granite work surfaces and provides space for the large table and chairs, also with granite top, which will be included in the sale. The utility room with a door to the boot room/scullery includes a walk-in larder and a cloaks/w.c. Access also to the scullery/boot room and boiler room. The spacious master bedroom, with dressing room and en suite bathroom, is at the other end of the hallway with bedroom two and bedroom three, which includes a hatch to

a fully floored loft space with power and light. The bathroom, with non-slip flooring, includes a separate shower. Outside, the sweeping drive is lined with young trees on one side. This leads to the large parking area to the front of the workshop/garage with the polytunnel adjacent. There is also a summerhouse/studio with a deck at the bottom of the garden. Extending in total to 3 acres approximately, the mature gardens include perimeter hedging, large lawns, woodland, filled beds, colourful rockeries and borders - a picture from every angle. Viewing is highly recommended to appreciate this unique property.

Turriff, a short drive away, is a thriving town which enjoys a host of amenities including playgroups, nursery, primary and secondary schooling. There is a local primary school and nursery within the village of Fyvie Recreational outlets include a golf course, swimming pool, sports centre and the 'Haughs' where the annual 'Turriff Show' is held. The town provides a good range of shops, banks, hotels, library, health centre and regular bus links provide transport to the North and South of the town.

**Vestibule: 9'9" x 6'5" [2.98m x 1.97m] approx.** Steps and a ramp lead up to the entrance door which has a large glazed inset and side glazed panels. Half glazed French doors lead into the reception hall. Attractive vinyl flooring.

**Reception Hall: 41'0" x 12'5" [12.74m x 3.80m] approx.** at longest and widest. The long hallway displays all the natural oak doors, skirtings and facings, and is fitted with tartan carpeting. There are two windows overlooking the car parking area and two double door storage cupboards, one of which contains the hot water tank and shelving. The hallway gives access to the lounge, study, sun lounge, bedroom four/dining room, dining kitchen, the master bedroom with en suite bathroom, two further double bedrooms and bathroom. Three smoke alarms.

**Lounge: 21'10" x 20'1" [6.67m x 6.10m] approx.** This extremely tasteful and tranquil south facing room, with wide bay window overlooking the gardens, also incorporates an ornate oak fireplace with painted tiles, brass work and a real fire on the tiled hearth. Cream carpeting. Ornate light fitting. TV and telephone connections.

**Study: 14'2" x 10'6" [4.30m x 3.21m] approx.** This quiet space, with bespoke library shelving, also includes a fireplace with an LPG fire. French doors lead out onto the south facing garden and patio areas.

**Sun Lounge: 16'5" x 11'1" [5.00m x 3.38m] approx.** This fabulous south facing room with French doors to the garden and deep silled windows on three sides dressed with Venetian blinds and drapes, is richly decorated with a feature papered wall and includes the ornate limed oak effect fireplace with bespoke tiling, ornate brass surround and tiled hearth with the wood burner in pride of place. Beech effect vinyl flooring. Ornate light fitting. TV and telephone connections.

**Bedroom 4/Dining Room: 12'10" x 10'6" [3.90m x 3.22m] approx.** With double windows overlooking the garden dressed with bespoke drapes, this versatile bedroom with papered decorative wall, is presently used as a formal dining room, with cream carpeting and pendant style light fitting.

**Dining Kitchen: 20'11" x 11'9" [6.30m x 3.60m] approx.** This luxury German kitchen, with polished granite work surfaces, incorporates cream colonial style cabinets at high level, with some illuminated display units, and also at low level, to include the Alpha cooking system which incorporates the central heating boiler and is set within the mantel piece with lintel and plate racks above. The integral fridge and microwave are included. There are two sets of windows to the rear with storage below and the bowl style sink includes an illuminated valance, shelving and illuminated display cabinet above. The dresser area with illuminated display cabinets will be included. Space is provided for the table with polished granite top, which is also included. Amtico flooring.

**Utility Room: 11'5" x 7'1" [3.48m x 2.32m] approx.** This practical space, with half glazed door to the garden, includes a work surface, stainless steel sink, attractive mosaic splashback tiling and wooden cabinets at high and low level. Access to the boot room/scullery, the walk-in shelved larder cupboard with light and the w.c. The LPG cooker, washing machine and dishwasher will be included.

**Cloaks/W.C.: 6'5" [1.96m] approx.** in length. With vibrant paint work and a deep silled window to the south, this handy space, ideal for the gardeners in the family, includes the white w.c. and wash hand basin, which is set within vanity storage units at high and low level, with illuminated valance. The cabinets at low level are opposite the heated towel rail. Solid oak flooring.

**Boot Room/Scullery: 12'11" x 9'9" [3.94m x 2.97m] approx.** This practical area, with slot-in LPG cooker and work surface with splashback tiling, also includes cabinets at high and low level, a south facing window to the front and provides space for a washing machine, which will be included. Door to garage. Additional door to boiler room.

**Boiler Room: 10'1" x 9'5" [3.35m x 2.88m] approx.** This bright space, with south facing window and door to garden, includes wall shelving, space for the peat bags beside the furnace and an office area.

**Master Bedroom: 17'3" x 15'7" [4.79m x 5.26m] approx.** South facing with fabulous bay window overlooking the extensive front garden, this tastefully presented room, with feature papered wall, includes cream carpeting and a walk-in area for wardrobe storage which adjoins the en suite bathroom. Space for free standing large furniture.

**Dressing Area and En Suite Bathroom: 14'8" x 5'7" [4.47m x 1.70m] approx.** in total. In two parts, the dressing area contains a wardrobe system providing hanging and shelving space, along with a ladder heated towel rail. The en suite, with attractive tiled flooring,

includes the pastel w.c. and wash hand basin set within vanity storage units below the window. The bath includes a handheld antique style shower attachment. Ladder heated towel rail and heated towel rail. Extractor fan.

**Bedroom 2: 14'5" x 11'6" [4.39m x 3.52m] approx.** Looking out through double windows to the entrance and with a westerly aspect filling the room with evening sunshine, this extremely spacious double bedroom with candy stripe hand painted wall, also includes a double built-in wardrobe containing hanging and shelving space.

**Bedroom 3: 13'10" x 12'4" [4.22m x 3.76m] approx.** Overlooking the driveway, summerhouse and enclosed play area, as well as the woodland and gardens, this attractively co-ordinated room, with hand painted décor, includes two double wall-to-wall wardrobes containing hanging and shelving space. Hatch with drop down ladder to extensively floored loft space with power and light (13.30m x 3.80m approx.).

**Family Bathroom/Wet Room: 9'6" x 8'9" [2.89m x 2.69m] approx.** This bright room with double windows and non-slip flooring, includes a large open shower area with drench shower head and drain. The bath is opposite the w.c. and wash hand basin which are set within vanity storage units, with attractive tiling, cabinets and shelving above. There is also an illuminated mirror. Ladder heated towel rail. Extractor fan.

**Workshop/Garage: 39'9" x 28'10" [11.60m x 8.79m] approx.** This large metal and concrete shed, with sliding doors to the parking area, will include the workbench and has a mezzanine loft space for storage.

**Gardens:** The enclosed extensive mature gardens with woodland within the plot extending to approximately 3 acres with large parking area, also includes the polytunnel next to the workshop and an enclosed vegetable plot adjacent. Walking round to the rear of the workshop, there is a wooden and metal shed which will both be included. A pathway leads towards the south facing summerhouse and deck, which is at the bottom of the garden and is ideal for quiet evenings beside the woodland. Walking through the trees, there is a utility area and this leads to the large lawn and summerhouse with enclosed area, which was previously a kennel. Across the driveway, there has been a pond with water style planting. Large lawns surround the property and are bounded by native hedging with the central rockery a picture with colourful perennial planting. Young trees line the side of the drive. Oil tank storage is round beside the utility room, which includes a drying area with clothes poles.

**Directions:** From the B931 Banff road, turn right for Fyvie, and at the War Memorial, turn right towards Woodhead. Continue until reaching the Millbrex junction and turn left. Proceed up the hill, where the old church is located and Kirkton House is on the right hand side just beyond the church.

**Notes:** Oil fired central heating. Full double glazing. EPC: Band D. All carpets, curtains, blinds, light fittings, the Alpha cooking system, integral dishwasher and washing machine are included. The further two slot-in cookers are included, as well as an additional washing machine. Outside, the two summerhouses are included, along with the wooden and metal shed. The polytunnel is also included.

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<https://www.aspc.co.uk/search/property/357722/Kirkton-House/Turriff/>

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