

**Knapperna House, Toddlehills,
Blackhills, Peterhead, AB42 3LU**

**Price Over
£370,000**

ASPC ref : 367880

 5  5  2 282 m² EPC **E** Council Tax Band **F**



Arrange a viewing

Below Home Report Valuation

 **01358 720777**

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:

 Central heating	 Garage	 Garden	 Land	 Parking
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This exceptionally spacious **four/five bedroomed detached dwellinghouse** stands within immaculate grounds which extend to approximately 1.3 acres. Occupying a prime country location in rural Buchan, the property offers the opportunity to reside in a tranquil setting, away from the pressures of the city, and yet is within a short drive of Peterhead and Mintlaw, and within commuting distance of Fraserburgh, Peterhead, Aberdeen and Dyce. The interior layout of the property is exceptionally spacious and ideal for a family looking for a distinctive home with fine features throughout. A welcoming vestibule and grand reception hall follows onto the public accommodation on the ground floor, comprising of well appointed public rooms, including the large lounge, formal dining room, superb sun room, family room and sitting room. Also on the ground floor is the family sized kitchen, utility room, cloakroom/w.c., and double bedroom 5/study. On the upper level is a beautiful galleried hall with double height ceiling and feature glass dome, the master bedroom with dressing room and shower room, three further double bedrooms and family bathroom with Jacuzzi bath and self contained shower. Finished in neutral décor and further enhanced with quality floor coverings and hardwood inner doors and facings, the property benefits from full double glazing and oil fired radiator central heating, with underfloor heating to the ground floor. There is also a central vacuum system, heat

exchanger and burglar alarm with CCTV camera. It is set well back off the road and accessed along a large private driveway which takes you down to the house, garage and grounds, and to a large parking area to the front. The thoughtfully created gardens comprise of well nurtured lawns with established shrubberies, well appointed seating areas, a secluded barbeque area, various sheds and workshop. Offering an excellent opportunity, early viewing is highly recommended to fully appreciate.

Peterhead offers a good choice of quality housing at reasonable cost. Boasting a spectacular Bay Harbour with golden sandy beaches, the town also benefits from a Community Centre incorporating a Theatre and a Swimming Pool. Other local sporting amenities include a magnificent 18 hole Golf Course. There is an excellent choice of hotels, shops, including several supermarkets, 6 Primary Schools, a Secondary Academy, a modern Health Centre and a Cottage Hospital.

Vestibule: Fitted with ceramic floor tiles. Built-in mirrored door double cupboard. Matwell.

Reception Hall: A lovely welcoming reception hall on split level, finished with Amtico flooring and fitted with hardwood panelled inner doors. Balustrade staircase to upper floor. A built-in understair storage cupboard fitted with light houses the central heating and vacuum system.

Lounge: 15'4" x 9'10" [4.67m x 6.05m] approx. Fitted with solid oak flooring, this bright room with windows to front and side gives access through Georgian style doors to the family room with galleried room above.

Family Room: 17'10" x 15'10" [5.44m x 4.83m] approx. A striking room, centrally set, off the dining room, lounge and sun room. Fitted with feature Karndean flooring, it affords ample space for furniture and incorporates a beautiful oak fireplace with marble hearth and open coal fire.

Sun Room: 14'1" x 9'1" [4.29m x 2.77m] approx. Offers excellent informal living space and offers pleasant views across the gardens, with glazed French doors opening out to a paved seating area.

Dining Room: 13'8" x 10'2" [4.16m x 3.10m] approx. An elegant, formal room located off the kitchen and the family room and offering dual aspect outlooks. Karndean flooring.

Dining Kitchen: 17'8" x 10'3" [5.38m x 3.12m] approx. Fitted with a comprehensive range of country cream cabinets at wall and base level, incorporating solid polished granite work tops and splashbacks and an inset twin bowl Belfast sink. Amtico flooring. Window to rear. The Rangemaster cooker will remain, together with the fridge/freezer and microwave. Hot water cylinder cupboard.

Utility Room: 8'11" x 5'5" [8.72m x 1.65m] approx. With plumbing for an automatic washing machine, fitted with wall and base cabinets and co-ordinating worktops. Access door to garden. Ceramic tiled floor.

Cloakroom/W.C: Fitted with a white w.c. and inset wash hand basin with vanity cabinet underneath and mirrored door overhead cabinet. Tiled flooring.

Sitting Room: 11'3" x 11'2" [3.42m x 3.40m] approx. A beautifully finished room, fitted with co-ordinating Amtico flooring and located to the side.

Double Bedroom 5/Study: 12'10" x 11'0" [3.91m x 3.35m] approx. Offering glorious dual aspect outlooks. Laminate tiled effect flooring.

Galleried Hall: A magnificent hall with feature glass dome and double height ceiling. Amtico flooring.

Master Bedroom: 15'3" x 13'8" [4.65m x 4.14m] approx. An exceptionally spacious master bedroom, looking out across the open fields to the side, with feature window to front. Fitted with a cream carpet and allowing ample space for furniture, it also incorporates carpeted dressing room with built-in mirrored door wardrobes and storage drawers. Dressing Room: 8'4" x 8'1" [2.54m x 2.46m] approx.

En Suite Shower Room: 10'2" x 6'1" [3.10m x 1.85m] approx. A most attractive, upgraded shower room, fitted with a two piece suite set into extensive white gloss vanity cabinets and co-ordinating worktops, with mirrored door cabinet above. Amtico tiled flooring. Upright ladder radiator. A glazed door opens into the shower area, comprising a dressing area and self contained shower with multi spray jets and massage system.

Double Bedroom 2: 15'1" x 13'10" [4.60m x 4.22m] approx. With window to side and diamond shaped window to rear, fitted with a wash hand basin and built-in double wardrobe.

Double Bedroom 3: 14'2" x 12'1" [4.32m x 3.68m] approx. A well appointed room offering dual aspect outlooks, incorporating extensive mirrored door wardrobes. Access hatch to floored loft space.

Double Bedroom 4: 14'10" x 11'5" [4.52m x 3.48m] approx. A carpeted room offering splendid views with additional feature diamond shaped window to rear and built-in wall to wall mirrored door wardrobes.

Family Bathroom: 9'6" x 8'0" [2.90m x 2.44m] approx. Finished throughout with mocha aqua panelling and fitted with a white w.c., inset wash hand basin, Jacuzzi bath and self contained shower cabinet. Ceramic tiled floor. Velux window to rear. Upright ladder radiator.

Double Garage: Fitted with a remote operated roller door, power and light. A fixed staircase gives access to a large floored attic space. Door to garden. The two freezers and ride on mower will remain.

Gardens: The property commands an enviable setting, standing within immaculate grounds extending to approximately 1.3 acres. Set well back off the road, a sweeping tarred driveway with extensive well nurtured lawns on either side leads you down to the house, garage and gardens, and to a large parking area with ample vehicular parking. Well appointed seating areas offer excellent al fresco dining space at various times of the day to catch the sun. The gardens to the rear are well appointed to fully appreciate the splendid views and again mainly laid to lawn with well appointed seating areas, enclosed by stone walls and ornamental railings. Water tap. Drying green. A well screened, secluded area to the rear of the garage incorporates well stocked walled beds, a workshop, wood shed, log store and coal bunker. There is also a sheltered barbeque area.

Directions: From Ellon, proceed along the A90 Aberdeen/Peterhead coast road and at the Toll of Birness keep right, still on the A90. Proceed along the A90 and turn left at the sign for Gask/Longside. Continue along this road and turn left at the sign for Longside. Proceed along until reaching the entrance to Knapperna House, which is located on the right hand side as indicated by our For Sale board.

Services: Drainage to a septic tank. Mains water supply.

Notes: Full double glazing. Oil central heating (underfloor heating to ground floor). EPC=E. Burglar alarm fitted with CCTV cameras. Heat exchanger fitted to most rooms. Central vacuum system. All floor coverings, curtains, blinds and light fittings to remain.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/367880/Knapperna-House--Toddlehills/Peterhead/>

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