

**Croftend,**  
Kennethmont, Inch, AB52 6YS

**Fixed Price**  
**£190,000**

ASPC ref : 368825

 3  1  2 154 m<sup>2</sup> EPC **G** Council Tax Band **E**



**Arrange a viewing**

 **07789 384096**

 **01224 646565**  
(Burnett & Reid LLP)

**Burnett & Reid LLP**  
15 Golden Square (Property)  
Aberdeen  
AB10 1WF

**Email:**  
[property@burnett-reid.co.uk](mailto:property@burnett-reid.co.uk)

**Website:**  
<http://www.burnett-reid.co.uk>



Property features:

 Central heating	 Garden	 Parking
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We offer for sale this recently upgraded farmhouse, together with the adjacent farm buildings, on the outskirts of the villages of Kennethmont and Clatt.

HOUSE

We are pleased to offer for sale this DELIGHTFUL THREE BEDROOM DETACHED FARMHOUSE, which is situated on the outskirts of the quiet village of Clatt, surrounded by beautiful countryside and around 10 miles from Huntly.

The house has many of its original wood work features intact such as internal doors, high skirtings and shutters. It benefits from double glazed external door and windows, with the exception of two small skylights which have secondary glazing.

The property is entered via the welcoming hallway, which leads on to the good-sized lounge with side and front facing windows. Travelling

to the rear of the property, there is a large pantry/store which provides excellent storage. The dining kitchen is newly fitted with a wide range of wall and base units and incorporates the Stanley Range cooker which serves the heating and hot water. The recently refurbished utility room provides space for additional appliances and access to the rear garden. To the front, double bedroom three over looks the garden and countryside, and is paired with an en suite shower room.

Travelling up the stairway, the upper landing is a bright space which provides access to further rooms. There are two double bedrooms, both of which have front facing bay windows which have fantastic countryside views. The bathroom is fitted with a three-piece suite and completes the accommodation.

Travelling up the stairway to the rear of the house, there is an additional attic room which would be ideally used as a study or children's play room.

Outside, the garden is laid mainly to lawn and enjoys uninterrupted views.

The house is located on the outskirts of the villages of Kennethmont and Clatt, in the beautiful Aberdeenshire countryside, within commuting distance of Huntly, Inverurie and Aberdeen city and only a short distance from the Cairngorm National Park with its many attractions. Primary schooling is available at Kennethmont School and secondary education is provided at The Gordon Schools, Huntly.

**DIRECTIONS:** Travel west from Aberdeen on the A96 Road, towards Inverurie. Continue on this road past Inverurie and take the left-hand turn toward Inch. Continue along this road approx. 4 miles, pass through Inch and go over the railway line. Then take the left hand turn signposted for 'Old Leslie'. Travel along this road until you reach the T junction, then turn right.

Continue another 3 miles approx. and turn left at the long row of Fir trees. Follow this road along and round to the right. The house and farm buildings are located on the left-hand side, clearly indicated by a Burnett & Reid for sale sign.

#### **THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY:** 14'05" x 7'06" approx. Spacious and welcoming hallway, with a stairway leading to the upper floor. UPVC exterior door. Smoke detector. Light fitting. Radiator.

**LOUNGE:** 17'10" x 14'01" approx. Well-proportioned room with front and side facing windows, flooding the room with natural light. Feature fireplace. Cupboard fitted with shelving. Smoke detector. A ceiling light fitting and two wall lights. Radiator.

**INNER HALL:** Leading to the back of the house. Two large built-in cupboards. Vinyl tile flooring. Light fitting.

**PANTRY:** 12'11" x 6'01" approx. This former cellar would make an ideal pantry style cupboard. Side facing window. Light fitting.

**DINING KITCHEN:** 15'03" x 14'04" approx. Newly fitted with a wide range of wall and base units with white doors and contrasting worktops. Splashback tiling. Stanley Range cooker which also serves the heating and hot water. Space for additional cooker. Two extractor hoods. Space for additional appliances. Ample space for dining. Two side facing windows. Vinyl tile flooring. Heat detector. Light fitting. Radiator.

**UTILITY ROOM:** 9'10" x 5'10" approx. Newly renovated and fitted with a range of wall and base units. White doors and contrasting worktops. Space and plumbing for additional appliances. Side facing window. Rear facing exterior door. Vinyl tile flooring. Light fitting. Radiator.

**DOUBLE BEDROOM 3:** 12'01" x 9'11" approx. Good sized double bedroom with front and side facing windows. Built in cupboard fitted with shelving. Smoke detector. Light fitting. Radiator.

**EN SUITE:** 12'01" x 5'09" approx. Fitted with a three-piece suite comprising w.c., wash hand basin and double shower cubicle. Side facing window and second window using borrowed light from the utility room. Wood effect vinyl flooring. Light fitting. Radiator.

**LANDING:** Leading to all further rooms. Skylight with secondary glazing. Light fitting. Smoke detector.

**DOUBLE BEDROOM 1:** 14'00" x 14'00" approx. Particularly spacious double bedroom with a front facing bay style window. Ample space for free standing furniture. Light fitting. Radiator.

**DOUBLE BEDROOM 2:** 14'00" x 12'00" approx. Great sized double bedroom with a front facing bay style window. Ample space for free standing furniture. Light fitting. Radiator.

**BATHROOM:** 8'07" x 6'04" approx. Fitted with a white suite comprising w.c., wash hand basin and bath with electric shower over. Front facing window. Wood effect vinyl flooring. Extractor fan. Light fitting. Radiator.

**REAR LANDING:** Built in storage cupboards. Skylight with secondary glazing. Smoke detector. Light fitting.

**STUDY/ATTIC ROOM: 12'05" x 10'03" approx.** This room would make an ideal study space or would be suitable for any number of different uses. Clement double-glazed skylight with fitted blind. Wood effect vinyl flooring. Two light fittings. Radiator.

**OUTSIDE:** The property is surrounded by garden grounds which are laid mainly to lawn. There are excellent uninterrupted views over the countryside. There will be some flexibility as to the extent of the garden ground and roadways to be sold with the property. Further details will be available whilst viewing.

**COUNCIL TAX:** Band E

**EPC BAND:** Band G

#### **FARM BUILDINGS**

The Croftend farm buildings incorporate the following;

- Two large sheds
- Stable block
- Small bothy (suitable for conversion)
- Small store
- Cattle Court

There is a private water supply nearby, and electricity is on site.

#### **PRICE:**

**House** - Fixed Price £190,000

**House & Farm Buildings** - Offers Around £270,000

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

<https://www.aspc.co.uk/search/property/368825/Croftend/Insch/>

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