

**Ardnagowan,
Sauchen, Inverurie, AB51 7PA**
**Price Over
£435,000**

ASPC ref : 368852

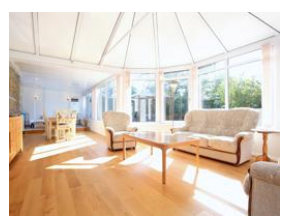
 4 4 3 314 m² EPC **E** Council Tax Band **F**

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Storie, Cruden & Simpson

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Property features:


We are delighted to offer for sale this very impressive **detached** Family Home located in the pleasant rural hamlet of Sauchen which lies approximately 16 miles to the West of Aberdeen and within 15 minute's drive of the excellent shopping and recreational facilities and commercial and industrial estates at Westhill. There is also easy access to the nearby towns of Inverurie, Kintore and Alford. The property comprises of an original stone-built cottage dating to around 1900 which has been sympathetically extended and modernised over the years and now offers elegant much sought after living accommodation with excellent modern amenities while still retaining much of the original rustic 'feel' of the property. It is not often a property like this comes on the market dating back to this period. Particular features include a large South facing Conservatory with an exercise area incorporating a Jacuzzi Bath. The conservatory looks out to a beautiful secluded garden with outside facilities to accommodate family life. Luxuriously fitted modern kitchen with pantry area which is shelved to hold cooking utensils. Modern Bathroom and shower room facilities and full modern double glazing. The main heating is supplied by oil fired central heating. There are also two multi-fuel stoves which are lit for a very welcoming feel in the winter months. The accommodation, which is very spacious, bright and airy has been well maintained and is tastefully decorated throughout with excellent use

of good hardwood flooring and tiling.

The property commands a large site located off a quiet access lane. It has a large Loc-Bloc Courtyard with parking for a number of vehicles, a hard-standing area with outside electric power point and outside water tap, a Double Garage with workshop space with electric roller door. To the other side of the house and there is an enclosed private south facing garden laid mostly in lawn with delightful flower borders, rockery, and mature trees and hedges. A gazebo seating and patio area for outside dining sits at on end of the garden with a quaint Barbeque House situated in the middle. There is a Hot-Tub Cabin with dressing area within easy reach of the conservatory and the setting is beautiful. The garden shed and log shed may be available by separate negotiation. There is all round security lighting.

LOCATION: Sauchen is a very pleasant rural community with school buses running to Cluny Primary and Alford Academy. There is a local store and bar/restaurant at nearby Dunecht and a good variety of shops and services including a medical centre at Westhill which has a large Tesco supermarket. Other shops and services are available at Alford, Kemnay and Inverurie. There is easy access to the city of Aberdeen as well as to the Industrial and Commercial Estates at Westhill and the airport of Dyce.

RECEPTION HALL/GAMES ROOM 36' x 17' (10.95m x 5.16m) APPROX- This superb sized Reception Hall features high vaulted beamed ceiling five high level velux windows with blinds, pine wooden flooring, double arched entrance doors, ceiling downlights, natural stone feature wall, double radiators, and a spiral staircase to the upper Balcony. This excellent room with full sized snooker table offers a variety of different uses e.g. Cinema Room or Games Room; ideal for entertaining. The Balcony which is approximately sized 16'2" x 11'9" (4.95m x 3.59m) overlooking the Reception Hall has wooden flooring, down lighting, and two velux windows.

INNER HALLWAY 10'7" x 3'2" APPROX. (3.23m x 0.97m) APPROX- This useful cloakroom space features tiled flooring, a recessed mat-well, and houses the oil fired central heating boiler.

LOUNGE 17'6" x 13' (5.32m x 3.98m) APPROX.- The bright and spacious Lounge is enhanced by high skirtings, carpeting, decorative ceiling coving, ceiling rose, and rear facing aspect overlooking the rear garden. It features a Enviro Heat multi fuel burning stove in a rich mahogany fireplace set on a polished granite hearth and a fitted wall mounted television frame with concealed TV aerial point.

KITCHEN 20'9" x 10' (6.33m x 3.05m) APPROX. The luxuriously modern fitted Kitchen features Ashley Ann matching wall and base units with 'soft open' drawers and folding hinges, contrasting polished marble worktops, granite splashback, air conditioning unit, tiled flooring with low level floor lighting, space for fridge and freezer, and front facing aspects. It is equipped with a stainless steel sink unit with mixer spray tap, built in dishwasher, built in char-grill, fitted Neff coffee making machine, combination microwave, oven, and warmer, five ring Falcon gas range with double electric oven and grill, and stainless steel extractor hood.

SHELVED PANTRY 6'9" x 6'3" (2.07m x 1.91m) APPROX. Open plan off the Kitchen; this shelved area is a useful addition for storage space.

FAMILY ROOM 17' 3" x 12'4" (5.25m x 3.78m) APPROX. This delightful room features wooden flooring, downlights, a cast iron Multi-Fuel Stove set in the original stone fireplace, built in cupboard which houses the hot water tank, and double wooden folding doors leading into the Conservatory. The room is also enhanced by a fitted bar with bar stools, wine cooler and drinks fridge, and is ideal for entertaining.

CONSERVATORY 41' x 15'6" (12.52m x 4.71m) APPROX. Two sets of wooden doors open into the Conservatory which looks out to a south facing bay window. The Back stone wall has been retained as a feature of this Conservatory. This is a beautifully constructed conservatory incorporating an exercise area with a built in Jacuzzi Bath with ornate wall lights over the bath with dimmer switches. The Conservatory looks out into a truly beautiful setting with family barbeque and dining areas all around. The floor area around the Jacuzzi is tiled with the rest of the long-spanned area finished in wooden flooring. There is a fitted floor standing air conditioning; large ceiling fan; ample power points; television aerial point. Double patio doors lead into the surrounding garden.

UTILITY ROOM 9'9" x 8'7" (2.99m x 2.63m) APPROX. From the Reception Hall, the useful Utility Room is fitted with a stainless steel sink unit, worktops, splashbacks, plumbing and venting for a washing machine and tumble dryer; shelved shoe rack, radiator, and tiled flooring. There is a UPVC exterior door which leads to the side path.

BACK HALL 10' x 8'3" (3.06m x 2.53m) APPROX. Features double wooden doors leading to the Conservatory and a carpeted staircase leading to the upper floor. There is also a deep built in under stair cupboard.

BATH/SHOWER ROOM 10' x 9'5" (3.06m x 2.87m) APPROX. The delightful Bath/Shower Room is fitted with a two piece white suite, a corner curved Jacuzzi steam sauna/shower cubicle with splashback panels and many other bathing features; tiled flooring, opaque front facing window, and built in shelved storage cupboard with mirror sliding doors.

MASTER BEDROOM 12' 6" x 12' 1" (3.80m x 3.71m) APPROX. The modern and spacious double Bedroom overlooks the rear garden and features wall to wall built in wardrobes with decorative opaque mirrored sliding doors, hanging rails, and shelving. There is also complementary wooden flooring, and an open staircase leading to the attic floor study/reading room. **MASTER ENSUITE 14'2" x 5' (4.32m x 1.51m) APPROX.** The Ensuite Shower Room comprises of an aqua-panelled plumbed in shower cubicle with folding glazed doors, toilet, bidet, double wash hand basins, vanity unit, polished marble tiled floor, front and side facing windows, downlights, and heated

stainless steel towel radiator.

READING ROOM/STUDY 14'7" x 11' (4.46m x 3.36m) APPROX. This charming Attic room benefits from north and south facing Velux windows with excellent views over rolling countryside and Bennachie to the North. There is laminate wooden flooring, downlights, ample powerpoints, and a hatch into the eaves. This room makes a peaceful and private study/reading room.

BEDROOM TWO WITH ENSUITE 14' x 13' (4.25m x 3.96m) APPROX. The generously proportioned double Bedroom features include carpeting, rear and side facing aspects, and a hatch to a partially floored loft space. The Bedroom benefits from a built in shower aqua panelled plumbed in shower cubicle with glazed door and a traditional style wash hand basin with under shelf; which completes the ideal guest bedroom. There is also a high level fitted cupboard which houses the electric meter box and circuits.

FIRST FLOOR

With a staircase leading from the Back Hall. There is a delightful Seating area with north and south facing Velux windows, Leading on from which are two exceptionally sized double bedrooms, both of which feature rear facing box windows overlooking the rear garden, carpeting, and radiators.

BEDROOM THREE 13'6" x 13'4" (4.12m x 4.07m)

BEDROOM FOUR 13'6" x 13'3" (4.11m x 4.05m)

DOUBLE GARAGE 28' x 19' 8" (8.54m x 5.98m) APPROX.- Features a electric roll over door, light, power, and rear access door.

BARBEQUE HUT- Features a BBQ pit with chimney, fridge cabinet, salad bar, seating for up to 10 people all round.

HOT TUB CABIN 20' x 10" x 11'2" (6.36m x 3.42m) APPROX. This large timber cabin features a dressing area, large Hybrid by Beach Comber Hot Tub with cover, extractor fan, lighting, high beamed ceiling, glazed double exterior doors and windows.

Extras: All fitted floor coverings, light fittings, blinds, rails, poles, and integral appliances will remain. The garden shed and log shed may be available by separate arrangement. The projector, SONOS sound system, wall mounted TVs, washing machine, and tumble dryer will be removed.

Directions: From Aberdeen, travel on A944 through Westhill and Dunecht. Turn right into Sauchen and continue to Main Street. Turn left on to The Lane. Ardnagowan is on the left.

EPC-E

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