The Old School,

Longmanhill, Banff, AB45 3RQ

Price Over

£275,000

5 3 3 **208 m²** EPC **D** Council Tax Band **E**

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Features Garage Garden

Description

The Old School affords a superb semi-rural position with lovely views over the surrounding countryside and to the Moray Firth, while being within easy reach of amenities and facilities at both MacDuff and Banff. The property is an historic building which functioned as a school in the early 1800's and has been sympathetically converted and represents a spacious home which is ideal for a family or those seeking a property suitable for Bed & Breakfast. The property benefits from double glazing, security alarm system, underfloor heating in the bathrooms, electric shutters to rear windows and French doors and oil fired central heating. Viewing is highly recommended to appreciate the character and charm, location and generous outbuildings of this delightful home. The ground floor accommodation comprises of the conservatory which provides a great recreational area and takes full advantage of the views across the surrounding countryside and down to the Moray Firth. The entrance hall gives access to the principal rooms and has a built-in cupboard housing the oil fired boiler. The lounge is a good sized room and features a LPG gas fired living flame fire and has patio doors opening to the conservatory while allowing natural light to enter. The kitchen has been fitted with an excellent range of units and features a Rangemaster cooker. The dining room is an impressive room with floor to ceiling original stone wall, French doors opening to timber deck to rear and bespoke staircase leading

up to the first floor. There are two double bedrooms, family bathroom and office which could be used as a 5th bedroom. The first floor comprises of two further double bedrooms, both benefitting from en-suite facilities. The gardens have been well tended by the present owners and a tarmacadam driveway to the side provides ample off-road parking facilities and leads to the garage and large workshop. The outbuildings and workshop would lend themselves perfectly for those who work from home and require a separate office/workspace.

LOCATION The Old School is situated a short distance from the town of MacDuff on the coastal footpath of the Moray Firth and just a short drive from some of the most beautiful beaches on the Moray Coast, where an abundance of wildlife can be seen, such as seals, dolphins and numerous species of birds. MacDuff is a historic little town with its own working harbour and provides an excellent range of facilities such as primary school, banks, NHS health centre, shops, Post Office, restaurants and supermarkets. A further range of amenities and facilities can be found at Banff which includes two 18hole golf courses, shops, restaurants, supermarkets and secondary schooling. Fraserburgh is also a short drive way and provides further shopping and Aberdeen is just over an hour's drive away.

HEATING The property benefits from oil fired central heating.

GLAZING The subjects are double glazed.

EXTRAS All fitted floor coverings, blinds, curtains, the Rangemaster cooker, washer/drier and dishwasher are included in the asking price.

COUNCIL TAX The current council tax band on this property is Band E. You should be aware that this may be subject to change upon sale.

Directions

Take the A98 and continue through both Banff and MacDuff and as you continue on the A98, you will see a sign for the village of Longman hill. Pass a farm and you will see The Old School located on the left hand side of the road.

Accommodation comprises

GROUND FLOOR

CONSERVATORY 2.44m x 9.04m Three windows to front affording superb views across the field and beyond. Window to side affording a view to the water and beyond. Ceramic tiled flooring. Patio window through to the lounge area and window to the dining room allowing plenty of natural light to enter. This is an ideal recreational room. Door with opaque glazed panels opening to the entrance hall.

ENTRANCE HALL 3.27m x 0.93m & 6.95m x 1.19m & 2.13m x 0.87m Built-in cupboard housing the oil fired boiler providing the central heating and hot water and providing some storage space. Wall mounted control panel for the security alarm system. Feature archway through to the dining room. Opaque glazed panels through to the kitchen allowing plenty of natural light to enter. Door with glazed panels to the kitchen/breakfast room and doors to the 2 bedrooms, office and family bathroom.

KITCHEN/BREAKFAST ROOM 5.01m x 2.76m There is a large window to front incorporating a deep wooden display ledge and affording views over the fields and beyond and window to side. Good range of fully fitted wall and base units incorporating 1 ½ bowl sink with mixer tap. Ample work surface area and ceramic tiling to splashback. Fitted breakfast bar ideal for informal dining. Rangemaster double range cooker with 5 ring hob and double oven. Extractor hood incorporating light. Samsung washer/drier. Bosch dishwasher. Vinyl flooring. Wall mounted radiator.

DINING ROOM 3.21m x 6.43m at widest point French doors with electric shutters opening to the timber deck to the rear. Feature floor to ceiling exposed stone wall and incorporating wood burning stove with back boiler which heats the hot water. Feature vaulted ceiling and bespoke staircase with wooden banister and wrought iron balustrade leading up to the upper landing. Built-in cupboard with light providing superb storage facilities and access hatch to the loft space above the lounge. Door with glazed panels to the lounge.

LOUNGE 5.87m x 5.85m Two windows to the rear with electric shutters and patio door through to the conservatory allowing plenty of natural light to enter. Feature LPG living flame fire set in attractive Fyfestone surround which extends to either side and providing shelving space. Fitted bar area.

BEDROOM 3 3.76m x 3.19m Window to rear with electric shutters incorporating deep wooden display ledge. This is a good sized double room.

BEDROOM 4 2.79m x 4.73m Window to rear with electric shutters incorporating deep wooden display ledge. Another good sized double room.

FAMILY BATHROOM 2.59m x 2.25m Opaque glazed window to front. Cream WC and wash hand basin set in vanity unit incorporating cupboard and drawer space. Whirlpool spa bath with mixer tap and ceramic tiling to ceiling height. Mira electric shower over the bath and fitted glass shower screen. Additional built-in cupboard and shelving space. Wall mounted heated towel rail. Underfloor heating.

OFFICE/BEDROOM 5 3.02m x 4.74m Window to rear incorporating deep wooden display ledge. Built-in recess providing shelving space and could easily be converted back to a wardrobe. This room is currently used as an office but would lend itself to be used as a 5th bedroom.

FIRST FLOOR

UPPER LANDING 9.29m x 2.80m narrowing to 1.09m Built-in cupboard providing superb shelving and hanging space, incorporating access to storage in the eves. Feature exposed stone wall. Velux window to front and rear allowing plenty of natural light to enter. Doors to 2 further bedrooms.

BEDROOM 1 5.91m x 3.19m Velux window to front affording views as before. 2nd Velux window to rear. Built-in cupboard providing some shelving space. This is a good sized room. Door to en-suite shower room.

EN-SUITE SHOWER ROOM 1.89m x 2.01m White WC and wash hand basin set in vanity unit incorporating cupboard space. Mira electric shower set in cubicle with ceramic tiling to splashback above WC and wash hand basin and to ceiling height in the shower cubicle. Wall

BEDROOM 2 4.13m x 3.72m Velux window to rear. Built-in small cupboard providing shelving space. Door to en-suite.

EN-SUITE SHOWER ROOM 2.09m x 2.01m Velux window to rear. White WC, wash hand basin and mains fed shower set in cubicle. Fully ceramic tiled walls and flooring. Wall mounted heated towel rail. Underfloor heating.

OUTSIDE

WORKSHOP 5.92m x 10.28m Wooden sliding door to front. Inspection pit. Windows to side and front. Power and light.

GARAGE 3.74m x 5.98m Electric roller door to front, window to side. Power and light.

BOILERHOUSE 1.39m x 0.91m The former boilerhouse/outhouse has window to the rear/ wall and base units/electric hob/door into wc room with stainless steel sink set in unit/window to side

OLD BIKESHED/WORKSHOP 2.59m x 2.41m Window to the front/ sliding door to front/ side door to a section housing Belfast sink/ample storage

GARDEN There is an area to the front of the property enclosed by stone dyke wall and neatly laid to grass with a variety of established plants, shrubs and trees. A tarmacadam driveway to the side of the property provides ample off-road parking facilities and leads to the garage and workshop. There is a feature sunken patio to the front which creates an ideal venue for al fresco dining. The garden to the rear is fully enclosed and affords privacy and pleasant amenity and has been beautifully landscaped by the present owners and features a timber deck, paved patio and a variety of established plants and shrubs. External power point and rotary clothes dryer.

View this property here

https://www.aspc.co.uk/search/property/369128/The-Old-School/Banff/

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