# The Steading, Mill Of Kelly,

Tarves, Ellon, AB41 7ND

Price

**£447,000**

4 2 2 188 m² Council Tax Band **TBC**

**Contact Seller**

Telephone 01464 851621

Open Viewing: Fri 29th, Sat 30th Nov & Sun 1st Dec

**Features** Garden New build

## Description

**PROPERTY –** The Steading, Mill of Kelly

**LOCATION** Aberdeen 22 miles, Aberdeen Airport 19 miles, Ellon 7 miles, Oldmeldrum 9 miles, Peterhead 22 miles.

Situated on the edge of Haddo Estate, close to villages of Ythanbank, Methlick & Tarves.

Methlick village is the closest being 2 miles from the property – a lovely village which benefits from a local shop with post office, hotel/restaurant and Licensed house, vets, garage and petrol station, cricket club and football club.

**Local Schools** - Primary Schooling is provided at Methlick Primary School, and Secondary Education at Meldrum Academy, Oldmeldrum.

**SUMMARY**

- The Steading, at Mill of Kelly is a bespoke design 4 bedroom house with panoramic garden room and carport by award winning Annie Kenyon Developments. This is a rare opportunity to purchase a new completed home by Annie Kenyon Developments home, available for immediate entry.

- New to market, a contemporary new build house, with character in a lovely rural location outside Methlick/Ythanbank. Beautifully appointed and finished to the highest standard and specification.

- Four Bedroom detached dwelling house set within a development comprising four houses. Designed for family living and to take advantage of southerly and westerly aspects with beautiful views across the ythan river valley and surrounding countryside.

- Kitchen and Bathrooms designed by Laings of Inverurie.

- The Steading has all the hallmarks of an Annie Kenyon Development design - contemporary, light, bespoke, quality.

**Viewing**

- Early viewing is highly recommended to appreciate the incredible setting, design and quality of finish of this house which is surely one of Aberdeenshire's best properties of 2019
- Available for immediate entry – in by Christmas
- Open house viewings – Friday 29th Nov, Saturday 30th Nov & Sunday 1st Dec (10am-4pm)
- Tel: 01464 851 621.
- info@akenyondevelopments.com
- Selling Solicitors Brodies

**ACCOMMODATION – INTERNAL SPACE**

Kitchen/Dining Living Open Plan room with feature vaulted space and wood burning stove.

Kitchen designed and supplied by Laings of Inverurie - High Quality kitchen manufactured by German Manufacturer Nobila.

White Arabesque Silestone Island, with satin grey touch doors. Blanco Stainless steel sink. Blanco Linus chrome tap.

Fully Integrated appliances – Hotpoint Dishwasher, Single Oven, Combination Oven, Fridge Freezer. Induction Hob, Stainless Steel Sink, Wine Cooler Fridge.

Nordpeis Wood Burning Stove, Riven Hearth and flue.

FLOORING: Hall, Utility and Kitchen – Stunning Black & White tiled floor.

Diner/Living Room/Garden Room/Hall – Kahrs Grey Herringbone engineered wood.

UTILITY: Gladstone Oak units, white concrete worktops. Stainless Steel handles. Stainless steel sink and chrome mixer tap.

GARDEN ROOM: South west facing garden room, vaulted ceiling, glazed. Barn Door. LED downlit book cases.

MASTER SUITE: Master Suite with two sets of double wardrobes, vanity area and en-suite comprising; freestanding bath, feature window, 1200 walk in shower, WC and Sink, All fittings Mpro Brushed Brass with designer Calcatta marble panels in Shower and Marrakech encaustic hand made floor tiles. Feature LED lighting and downlit shelving.

FAMILY BATHROOM: Walk in Shower, Black Stainless steel edged, with Mpro Brushed brass fittings. Heated towel rail by Wedge and Ivy white sanitary ware. Feature tiles by Lilpad Neopolitan and Villeroy & Boch.

BEDROOMS: 3 large Double Bedrooms all with floor to ceiling glazed doors framing the view to the countryside.

ATTIC: Large attic space with conversion capability, built with Attic trusses.

**EXTERNAL SPACE** AKD homes are built to the highest quality and specification with external materials including high quality paving, quality timber cladding, and pointed natural stone, with state of the art Alutec guttering and downpipes.

**Carport:** Galvanised Steel Car Port over clad with Larch varying profile design.

**Paving**: Firestone Dusk by Marshalls.

**Store:** Lockable store plumbed with hot and cold taps, lighting and power.

**Plant Room** Auxiliary storage space.

**Garden:** Generous Plot stretching to approximately 0.3 of an acre Fenced with Post and rail fencing within the development and Post and Wire to farmland.

**Driveway:** Locally sourced 20mm Gravel chips.

**Roof:** Slate roof over main house with contemporary steel profile sections in Anthracite Grey.

**SPECIFICATION**

**Central Heating & Hot Water** - provided by Daiken Hydro Box 2 Air Source Heat Pump working in combination with a Domos Mechanical Ventilation and Heat Recovery System.

Heating delivered through underfloor heating thermostatically controlled for each space and room.

In additional there is a stunning Nordpeis Wood Burning Stove in the KDL.

**Insulation**: Icynene – open cell BBA certified.

**Windows/Doors** Double Glazed Nordan Alu clad (RAL 7016 inside and out).

**Front Door** Nordan Buckingham Groove with letterbox.

**Electrics** Internal switches dimmable, with double sockets throughout.

**Septic Tank** Private.

**Water** Mains Water Supply.

## DESIGN FEATURES

- Stonework & Larch clad
- KDL – feature void space
- Bright, Light and spacious
- Panoramic views across open countryside
- Clean, contemporary look

**View this property here**

https://www.aspc.co.uk/search/property/385858/The-Steading-Mill-Of-Kelly/Ellon/

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