

School Croft,

Nether Kinmundy, Peterhead, AB42 4YN

Price Over

£290,000

Under offer

 4
  2
  2
 
 131 m²
 EPC **D**
 Council Tax Band **B**



Contact Seller

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Features



Garage



Garden



Land

Description

A rare opportunity has arisen to purchase a charming traditional **cottage** which has been sympathetically extended and upgraded by the current owners to form an impressive four bedroomed detached family home. This versatile home offers many attractive features including internal doors each with unique bespoke stained glass panels.

The accommodation comprises an entrance hall leading to the sitting room with exposed granite wall and gas fired stove, a generous dining kitchen which in turn gives access to the rear hall and recently refurbished family bathroom. The impressive lounge forms part of the extension and features a vaulted ceiling with large patio doors along with exposed granite wall and multi-fuel stove. Also part of the extension is a good sized bedroom and further shower room. The main bedroom is also accessed from the lounge and boasts windows on two aspects. Upstairs there are two spacious attic rooms, both used for further bedroom accommodation. Outside the property occupies a well maintained

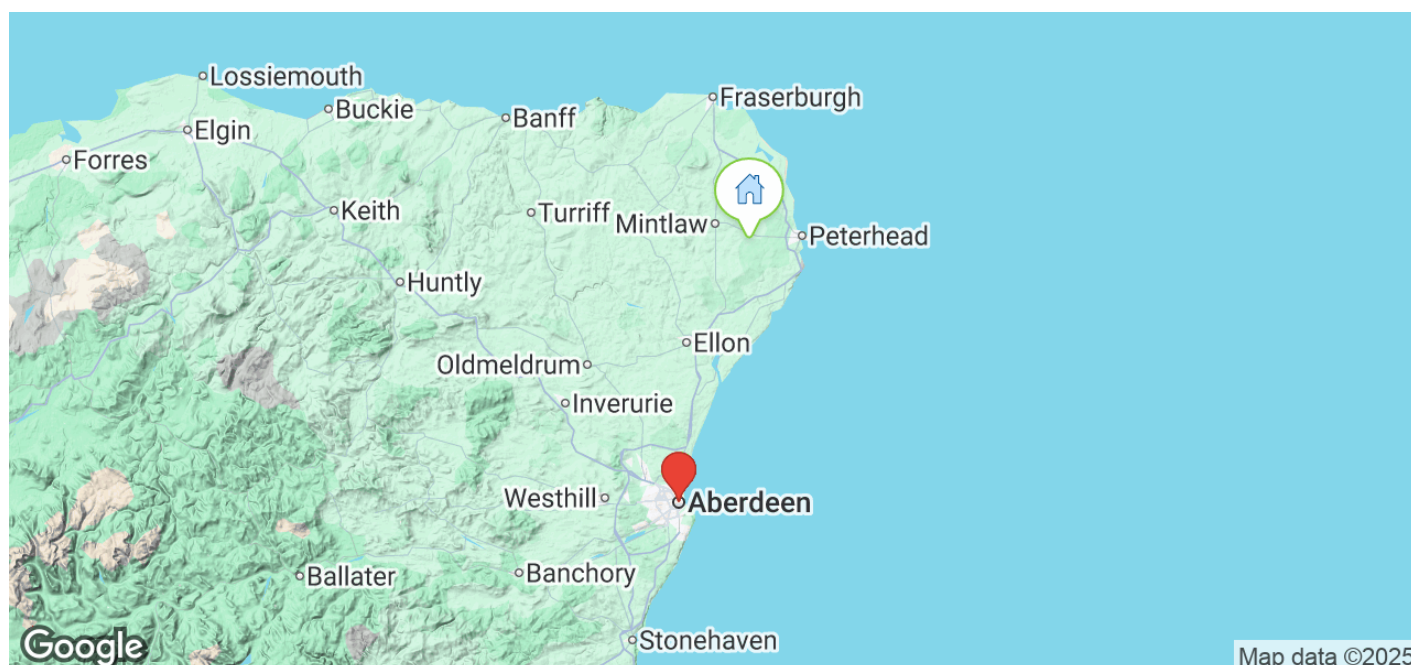
formal garden with extensive driveway leading to the detached double garage and further outbuildings and is further enhanced by additional paddock extending to 7.9 acres approx. Viewing is highly recommended.

Longside is a small village with a thriving community and is ideally placed within commuting distance of Peterhead, Fraserburgh and Aberdeen. There is a wide range of facilities including a primary school with secondary education at Mintlaw Academy approximately 3 miles away. There are facilities for fishing, football, golf, tennis and bowling. The Buchan and Formartine walkway runs nearby.

Notes Gas fired central heating. Double Glazing. EPC=D. The property is served by a septic tank. All floor coverings, curtains, most light fittings along with most white goods are included in the sale.

Directions

From Ellon travel north on A90 turning left at the Toll of Birness towards Fraserburgh on the A952. Continue for approximately 5 miles and turn right.. Follow this road for a further 3.5 miles until reaching the crossroads at Nether Kinmundy. School Croft is located on the left hand side as indicated by our for sale board.



Accommodation comprises

Entrance Hall Entered via a uPVC door with opaque glazed section, this area features extensive pine linings with a wooden staircase to the upper floor. Door with decorative stained glass panel leads to the sitting room/study. Solid oak flooring. Smoke detector.

Sitting Room/Study 16'2" x 11'5" [4.95m x 3.50m] approx. This charming room is currently used as a home office and would make an ideal further sitting room if desired. A particular focal point is the exposed granite wall with Inglenook fireplace housing a gas fired stove set on a slate hearth. Double French doors with decorative stained glass section lead to the lounge. Arch to kitchen. Window to the front with deep display sill. Solid oak flooring and exposed wood beams. Telephone point.

Dining Kitchen 17'9" x 11'8" [5.45m x 3.60m] approx. Exceptionally light and airy dining kitchen fitted with a range of wall and base units incorporating a matching dresser with glazed display cabinets. Ample work surfaces with extensive splashback tiling, stainless steel sink with mixer tap and drainer. The integrated five ring range style cooker with double oven/grill and extractor hood with stainless

steel splashback will be included in the sale along with integrated washing machine and tumble dryer. Space for a freestanding dishwasher and fridge/freezer. Ample space for a dining table and chairs. Large picture window to the side with deep display sill. Vaulted ceiling with pine linings. Door to rear hall

Rear Hall This good sized area features attractive pine linings to dado height and laminate wood flooring. Cupboard housing the central heating boiler. Access to bathroom. uPVC door with glazed section to rear courtyard.

Bathroom 10'5" x 6'6" [3.20m x 2.00m] approx. Recently refurbished, this large family bathroom is fitted with a white three piece suite with shower attachments to taps. Splashback tiling around the bath and behind the wash hand basin. Opaque window to the side with deep display sill.

Lounge 23'10" x 17'7" [7.30m x 5.40m] approx. Superb addition to the property, this well proportioned room boasts a full height vaulted ceiling. A particular focal point is the imposing granite wall with raised slate hearth housing a multi-fuel stove with exposed flue. This exceptionally bright room is further enhanced by sliding patio doors with full height windows to either side giving access to the courtyard and gardens with a further window to the side of the property. Door to double bedroom and further door to inner hall, both with decorative stained glass panels. Solid oak flooring. Wired for surround sound. TV point. Dimmer switch.

Bedroom 1 11'2" x 11'2" [3.40m x 3.40m] approx. A generous double bedroom overlooking the front of the property and further feature window to the side. Ample space for a range of furnishings. Deep fitted understair cupboard. TV point.

Inner Hall Accessed via the lounge this area leads to the shower room and bedroom four/dressing room. Solid oak flooring.

Bedroom 2/Dressing Room 11'10" x 10'3" [3.65m x 3.15m] approx. Currently used as a dressing room, this spacious double bedroom provides ample space for a range of freestanding furniture. Window to the rear. Laminate wood flooring.

Shower Room This well appointed shower room is fitted with a white suite comprising w.c., wash hand basin with glass splashback and double fully aqua lined shower enclosure housing a mains pressure shower. Two fitted cupboards house shelved storage facilities. Opaque window to the side. Heated towel rail.

Stairs to Upper Floor From the entrance hall a pine staircase with handrail leads to the upper floor and remaining accommodation.

Attic Bedroom 1 18'5" x 10'2" [5.65m x 3.10m] approx. On open plan with the stairwell, this spacious area is used as an additional double bedroom and features velux windows on two aspects. Ample space for free standing furniture. Recessed lighting. Smoke detector. Access to attic bedroom two.

Attic Bedroom 2 12'5" x 10'2" [3.80m x 3.10m] approx. A good sized room with velux window to the front, provides space for free standing furnishings. Cupboard housing the electricity fuse box.

(OUTSIDE)

Double ranch style gates to the rear of the property give access to the fully enclosed formal gardens and extensive stone chipped drive/courtyard, which in turn leads to the detached stone built double garage. The spacious garage benefits from twin double doors and is equipped with power, light and water supply and also provides ample workshop facilities. A hatch with Ramsay style ladder gives access to the part floored loft space. Adjacent to the garage is a good sized store/wood shed again

with light and a purpose built stone dog kennel which leads to a fully enclosed partially covered dog run. The formal gardens are mainly laid to lawn and feature several established trees and mature shrubs with panoramic views of the surrounding countryside. The property is further enhanced by land extending to approx. 7.9 acres.

View this property here

<https://www.aspc.co.uk/search/property/324758/School-Croft/Peterhead/>

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