

## Arnhead Croft,

Auchterless, Turriff, AB53 8AX

Price Over

**£300,000**

 3
  2
  1
 
 107 m<sup>2</sup>
 EPC **E**
 Council Tax Band **C**



### Contact Seller

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### Contact Solicitor

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### Features



Garage



Garden



Dev. opp



Land

## Description

Arnhead **Croft** is located just outside the hamlet of Auchterless which lies in the North Eastern foothills of the Grampians five miles South of Turriff.

The property is set in approximately 8½ acres of land and comprises of 3 bedrooms, 2 reception rooms, bathroom, kitchen, sun room and separate storage/utility room. All works carried out at the property have been finished to a high standard and natural features sympathetically modernised.

All windows and doors are of painted timber construction, double glazed with Pilkington Low “E” glass units. The property has oil fired central heating throughout with the addition of a cast iron multi-fuel burner in the lounge.

With the addition of an extensive range of outbuildings the property lends itself to a multitude of uses and/or conversion to dwellings.

**In addition there is an extensive, traditional stone and slate, “H” shaped steading (approx.. 416 sqm) with attached barn (approx.. 234 sqm).**

The property lends itself to a multitude of uses, and the steading, in particular, offers tremendous scope for conversion into a dwelling\*. The steading overlooks the bottom field which is approximately 1 acre. \*Full Planning Permission would require to be obtained, prior to any building works being carried out.

**Fields:** All boundaries/fences are in good condition, with farm gates.

**Top field** is approx.. 4 ¼ acres with additional 1 acre of woodland.

**Bottom field** is approx.. 1 acre.

**GENERAL The Seller may give consideration to selling the property in lots:-**

**LOT 1** Steading: Guide Price – Offers in excess of £80,000

**LOT 2** Row of 4 outbuildings – Offers around £100,000

**LOT 3** Land may be available by separate negotiation.

**LOCATION** Arnhead Croft, enjoys an extremely private location, approximately 1 mile distant from the picturesque Village of Auchterless which has an active Pre-School Play Group held in the Village Hall and Primary School. The nearest town is Turriff, which is approximately 5 miles. Turriff offers a wide range of shopping facilities to include supermarkets, Secondary Schooling, Medical Practice, Cottage Hospital/Casualty Department, Swimming Pool and Sports Centre. 18-hole Golf Course, Bowling Club and Tennis Courts, Restaurants and Public Houses.

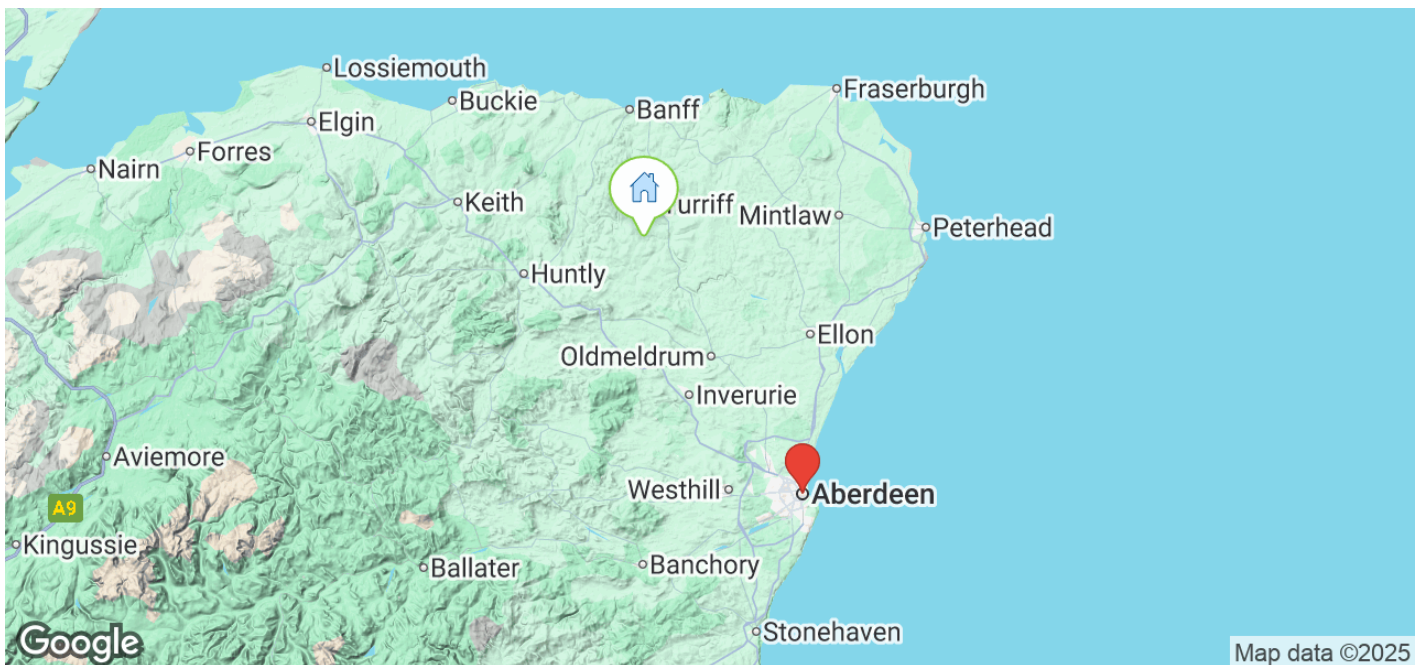
The larger town of Inverurie, is approximately 16 miles away and has a large retail park. Railway Station with links into Aberdeen (journey time 25 minutes), Station parking available.

There is a Bus Service, with the 308 running through the Village, with links to Turriff and Inverurie – for full details visit the Aberdeen Public Transport Site.

The property is within easy commuting distance of Aberdeen at approximately 32 miles.

## Directions

**DIRECTIONS** From TURRIFF travel North on the A947 for approximately 4 miles, turn right, signposted for Auchterless (just beside Clark Integrated Technologies). Travel approximately a 2-3 miles, until reaching the Village of Auchterless. Continue through the village, until reaching the turn off on the right hand side signposted “Charlesfield” (just immediately before the Primary School). Continue along this road for approximately ½ a mile, past the double bend and then a short distance on the right is a turn off for Arnhead Villa, turn right here. Arnhead Croft is the second property on the right hand side. Viewers should just park in the first drive, at the front of the house



## Accommodation comprises

### Sun porch

### Attractive fitted staircase

**SUN PORCH 2.5m x 1.8m (8'2" x 5'11")** Door to garden. Windows to three sides overlooking garden. Tiled floor and tiling to dado height.

**HALLWAY** Tiled floor. Staircase to upper floor. Doors off to sun porch, sitting room, dining room and bedroom 3. Ceiling light.

**SITTING ROOM 4.32m x 3.26m (14'2" x 10'8")** Cast iron multi-fuel burner set in a stone niche with stone hearth. Built-in hand crafted storage/TV unit, sympathetically finished to suit the property. Satellite TV point. Carpeted. Pleasant aspect, with view over the garden.

**KITCHEN 2.7m x 1.87m (8'11" x 6'1")** Maple finish cabinets. Solid surface worktops, sinks and splashbacks. Electric oven, induction hob, extractor, mid-height fridge, dishwasher, kitchen utensil hanging system and under plinth heating. View towards the steading. Tiled floor.

**DINING ROOM 4.3m x 3.43m (14'1" x 11'4")** Tiled floor. Alcoves with shelving and storage cupboard. View over garden. Dining Room leads to rear hallway.

**REAR HALLWAY** With doors to outside, kitchen and bathroom. Tiled floor.

**BEDROOM 3 4.03m x 2.34m (13'2" x 7'8")** Large single bedroom. Carpeted. Alcove with shelving. Under stair storage/hanging space accessed via a pair of full height cupboard doors. BT broadband and telephone outlets. Views towards steading.

**BATHROOM 1.94m x 1.55m (6'5" x 5'1")** Bath with wallmounted shower and screen. Walls and ceilings above bath finished in Corian. Remainder of walls a mix of Corian and tiles. Built in hand crafted storage cupboards. Chrome Bisque towel radiator. Pedestal sink with mirror above. Close coupled toilet. Wallmounted extractor fan. Window with obscure glass. Tiled floor.

### STORAGE/UTILITY

**AREA 5.22m x 3.05m (17'1" x 10')** Adjoining the house the storage/utility area is accessible from outside. Originally designed to be a kitchen/utility with drying room and toilet, the internal area is incomplete (concrete floor and block work walls). Exterior matches the house. The boiler for the property is located in this area.

#### **UPSTAIRS:**

**LANDING** Both bedrooms lead out into a spacious landing area with Velux Conservation skylight. Landing cupboard 1: Airing cupboard, housing hot water tank. Walnut and Corian shelving for storage. Velux Conservation skylight. Landing Cupboard 2: Contains small wall cupboard housing electrical distribution board. This would make a good cloakroom/toilet. Pipe work and electrics have been placed for a Saniflow toilet system. New owners would have to make the necessary investigations/applications via the Council/appropriate bodies prior to any potential installation taking place.

**BEDROOM 1 4.58m x 4.15m (15' x 13'7")** First floor double bedroom with hand crafted fitted wardrobes to one wall. Polished pine flooring. Satellite TV point. Views over garden and rural surroundings.

**BEDROOM 2 4.13m x 3.29m (13'6" x 10'10")** First floor double bedroom with hand crafted fitted wardrobes to one wall. Polished pine flooring. Satellite TV point. Views over garden and rural surroundings.

#### **OUTSIDE:**

**PARKING** Off road concrete and hard standing with the option to park inside buildings.

**GARDEN** There is an attractive, fully enclosed garden immediately to the front of the property. This is set out in lawn, edged with flower borders, mulched with bark, mature trees, hedges and shrubs.

**OUTBUILDINGS** There is an excellent range of large and very useful outbuildings, offering an ideal platform for anyone looking to run a business from home\*. There are 4 similar sized agricultural buildings measuring approximately 155 sqm., one of which has a three phase power supply and has been used as a joinery workshop. \*A Purchaser should satisfy themselves on this aspect.

#### **View this property here**

<https://www.aspc.co.uk/search/property/330646/Arnhead-Croft/Turriff/>

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