

**Torreagles,**

Clola, Mintlaw, AB42 5AA

Fixed Price

**£280,000**

**Under offer**

 4  3  2   286 m<sup>2</sup> EPC E Council Tax Band F



**Contact Solicitor**

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**Features**  Garden

**Description**

**4 Bedroomed church conversion**

Master bedroom with en-suite. Kitchen/diningroom. Lounge, library and games room. Mains gas central heating. Extensive well stocked garden grounds

This former church has been converted to provide a distinctive and substantial family home which is full of quaint and quirky features found only in conversions of this type. There is scope for further development within the building including the upstairs storage area with original arched stained glass window and the tower which can be accessed from its own external door.

Its features include high ceilings, large windows, a wood panelled hallway running round the centre of the house, French doors in the dining room and lounge and contemporary bathroom suites in the

main bathroom and the en-suite.

The kitchen is fitted out with a range of pine units with rattan fronted cabinets at eye level and partly granite worktops and has a gas range cooker. While the kitchen area has a tiled floor the dining room has a real wood floor and features wall panelling and vaulted ceiling with feature beams.

There is an abundance of storage space throughout the house with fitted wardrobes in all bedrooms (except no 2) and built in cupboards in the hallway. Excellent concealed storage is offered by the stairs in the master bedroom. The games/ hobby room, originally intended as a store could be put to a whole variety of uses according to the eventual purchasers requirement. It is believed that the upper storage area, with double stairs leading up to it, could be converted to provide further living accommodation with an original vaulted ceiling and stained glass window.

The garage is integrated with the house and is accessed from the hall.

### **(Outside)**

The house is located in extensive mature garden grounds and is accessed by its own track through mature woodland lying to the rear.

The gardens are laid in various “rooms” and include a courtyard garden adjacent to the house, a parterre garden, Japanese garden, Mediterranean garden and fruit growing area. A manmade stream runs through the garden grounds and flows into a large pond.

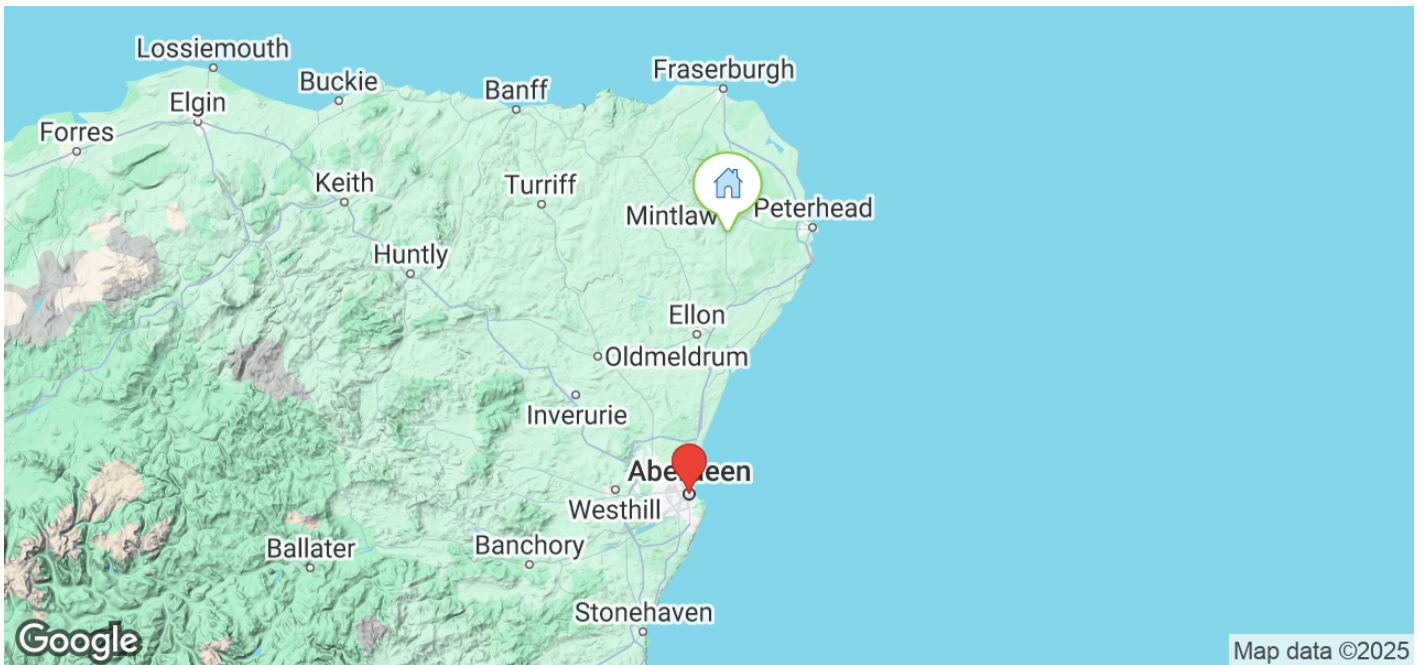
A conservatory offers an outside sun room with surrounding decking. Throughout the garden are various sitting areas from which to enjoy the gardens and the various aspects it has to offer.

**(Other Information)** There is mains gas central heating and a public water supply. Sewerage is to a septic tank. All carpets and floor coverings will be included in the sale

**Location** The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, bank, post office, filling-station with shop attached, garage, library, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 30 miles distant. There is the recently opened MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

### **Directions**

Torreagles is situated just off the Aberdeen road to the left a few miles south of Mintlaw. Take the turning marked “Durie” and the property is the second on the right.



## Accommodation comprises

Entrance Vestibule

Utility room: 3.39m x 1.9m (11'1 x 6'3 ) approx

Kitchen/dining room: 6.54m x 4.49m (21'5 x 14'8) approx

Hall

Bathroom: 3.96m x 2.68m (13 x 8'9 ) approx

Lounge: 5.53m x 3.95m (18'1 x 12'1) approx

Master Bedroom: 6.07m x 3.23m (19'11 x 10'7) approx

En-suite shower room: 2.84m x 1.38m (9'3 x 4'5) approx

Bedroom 2: 3.98m x 2.99m (13' x 9'9) approx

Library: 2.53m x 1.61m (8'3 x 5'3) approx

Bedroom 3: 4.09m x 3.28m (13'5 x 10'9) approx

Bedroom 4: 4.09m x 3.28m (13'6 x 10'9) approx

Games/Hobby Room: 7'5m x 6.12m (24'7 x 20'1) approx

Upper Storage area: 24'11 x 20 (7'6m x 6'11m) approx

Garage: 8.61m x 3.71m (28'3 x 12'1) approx

## **View this property here**

<https://www.aspc.co.uk/search/property/353064/Torreagles/Mintlaw/>

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