

Craigmohr,

Birse, Aboyne, AB34 5BT

Price Over

£470,000

 5
  4
  2
 
 272 m²
 EPC **F**
 Council Tax Band **G**



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Features



Garage



Garden

Description

We are delighted to offer for sale this impressive **granite detached property** enjoying a peaceful country setting yet located only a few minutes away from the popular Deeside village of Aboyne. The property retains many original features including pitch pine doors, deep skirtings and ornate moulded coving. A bright vestibule leads to the welcoming reception hall with original staircase and doors. The property offers spacious family living with a formal lounge, further sitting room, formal dining room, a rear hall leading to a spacious garden room/office and a dining kitchen which is served by a utility room. A useful shower room also completes the ground floor. The original staircase leads to a mezzanine level with the family bathroom and continues to the upper floor giving access to the four double bedrooms and further single bedroom. The property boasts mature gardens extending to approx. 1/3 of an acre with rear lane access to a detached double garage. Viewing of this truly impressive family home with lovely open countryside views is highly recommended.

Aboyne is situated approximately 30 miles from Aberdeen. The village has excellent amenities which include a Primary and Secondary School and Community/Sports centre. There are a number of outdoor pursuits and the Aberdeen Water Ski Club situated at the nearby Aboyne Loch. The beautiful

surrounding countryside provides numerous facilities for Aboyne golf club, fishing, pony trekking and Glentanar Country Park provides excellent walks. During the winter months skiing at Glenshee and the Lecht are within easy reach.

Vestibule Entered via a hardwood exterior door with etched glass side screens, this spacious entrance features original moulded coving and a part glazed 9 pane door with 6 pane windows either side to the reception hall. A fitted cupboard houses the electricity fuse box. Oak flooring.

Reception Hall A welcoming hallway provides access to most ground floor accommodation. An extensive use of natural wood is evident in original pitch pine doors, facings and deep skirtings. A deep understair cupboard is equipped with light. Arch to rear hall. Moulded coving.

Lounge 15'10" x 14'10" [4.80m x 4.50m] approx. A well proportioned room with large window to the front boasting original pitch pine shutters. A particular focal point is the ornate wooden fire surround with marble back plate and hearth housing an open fire. There are two fitted display cabinets. Moulded coving. Arch to study area.

Piano/Music and TV Room 15'10" x 11'9" [4.80m x 3.60m] approx. Enjoying an open plan layout with the lounge, this area is currently used as a study and offers ample space for a range of furnishings. Window to the rear again benefits from original pitch pine shutters. Moulded coving. Fifteen pane door to rear porch.

Rear Porch 11'9" x 9'8" [3.60m x 2.95m] approx. This useful area is glazed on two sides incorporating double doors to the south facing gardens. Exposed granite wall and slate tiled floor.

Dining Room 16'0" x 14'8" [4.90m x 4.50m] approx. Of generous proportions, this attractive formal dining room offers ample space for a range of furnishings. A particular focal point is a slate fire surround with tiled hearth housing an open fire. There are two recessed display alcoves with storage cabinets below. Window to the front with pitch pine shutters. Moulded coving.

Sitting Room 15'10" x 11'9" [4.80m x 3.60m] approx. Located to the rear of the property, this spacious room is currently used as a further sitting room and features a slate fire surround housing an open fire. Window overlooks the mature gardens and benefits from working shutters. Fitted wardrobe. Moulded coving.

Rear Hall The hallway with ceramic tiled floor provides access to the remaining ground floor accommodation. A deep fitted cupboard houses the hot water tank with shelved storage space. Part glazed door to rear garden. Hatch to loft space.

Shower Room Fitted with a white suite comprising w.c. with concealed cistern, vanity unit housing a wash hand basin and fully tiled shower enclosure housing a mains pressure shower. Tiled to dado height. Twin opaque windows to the side with pitch pine shutters. Heated towel rail. Mirror with light fitment. Shaver point. Xpelair.

Garden Room/Office 21'0" x 9'0" [6.40m x 2.75m] approx. at widest. Entered via double fifteen pane doors, this room is currently used as a home office and features large picture windows incorporating a glazed door to the rear sun terrace and further window to the side. Recessed lighting.

Dining Kitchen 20'8" x 11'11" [6.30m x 3.65m] approx. at widest. Situated to the rear, the kitchen is fitted with a wide range of wall and base units with attractive tiled work surface and extensive splashback tiling. Double bowl Asterite sink with mixer tap and drainer. Oil fired Aga range cooker with twin hotplates and double ovens provides cooking facilities and feeds the hot water system. Integrated four ring hob and dishwasher to remain. A peninsular base unit separates the kitchen from

the dining area with ample space for a family dining table and chairs. Twin windows overlook the rear garden. Ceramic tiled floor. Recessed lighting. Door to utility room.

Utility Room Fitted with extensive shelving. Free standing fridge/freezer, tumble dryer and washing machine will remain. Window to side. Ceramic tiled floor.

Upper Floor From the reception hall, a carpeted staircase with attractive wooden balustrade and an original bentwood banister leads to the mezzanine and upper floors. A velux window allows natural light into the area. Moulded coving.

Mezzanine Bathroom Located on the mezzanine level, this family bathroom is fitted with a modern white suite comprising w.c., bidet, wash hand basin and bath with shower attachment to taps. A fitted cupboard provides shelved storage space. Fully pine lined throughout. Opaque window to side. Heated towel rail.

Bedroom 1 14'0" x 13'6" [4.25m x 4.10m] approx. at widest. This double bedroom boasts a dormer window enjoying superb views over the countryside towards River Dee beyond. Double fitted wardrobe and further fitted cupboard. Moulded coving.

Bedroom 2 14'0" x 13'6" [4.25m x 4.10m] approx. at widest. A further bright double bedroom with dormer window to front. Double fitted wardrobe and further fitted cupboard. Moulded coving.

Bedroom 3 12'5" x 11'10" [3.80m x 3.60m] approx. at widest. A spacious double bedroom with dormer window overlooking the established gardens to the rear. Deep walk-in wardrobe with fitted shelving and hanging and two further fitted cupboards. Moulded coving.

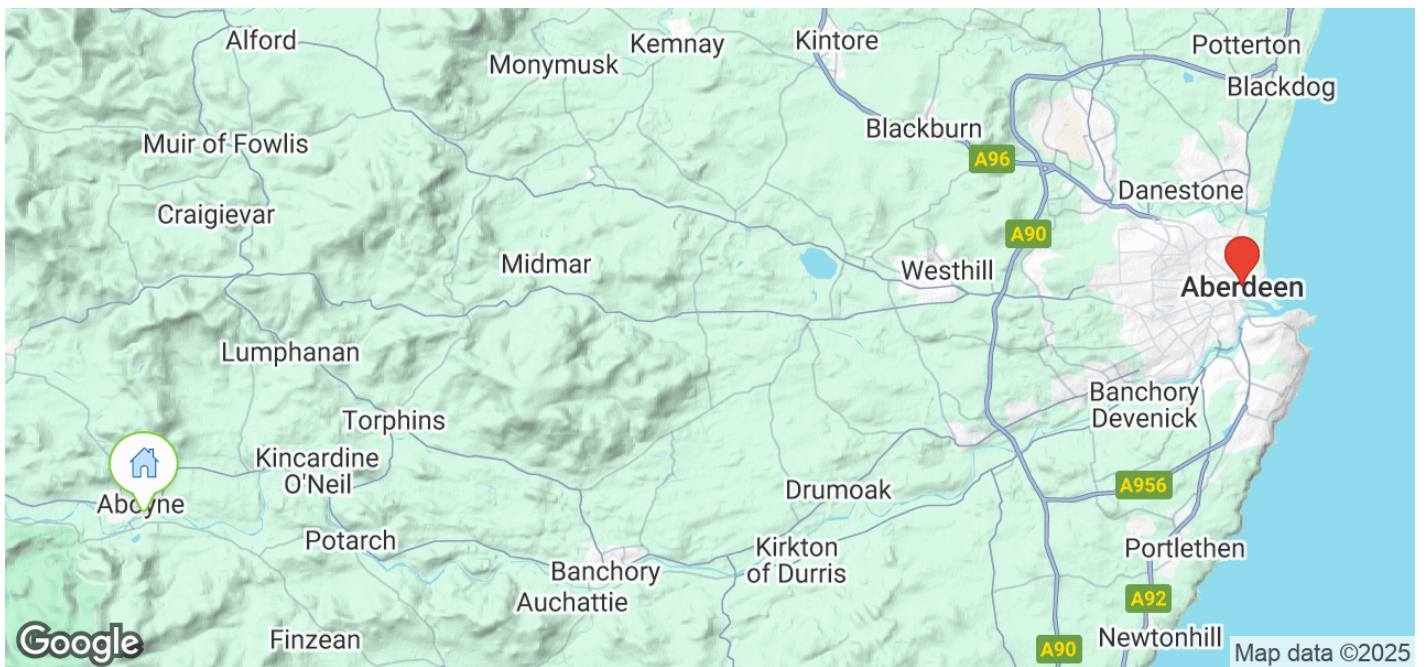
Bedroom 4 12'5" x 11'8" [3.80m x 3.55m] approx. at widest. Additional double bedroom located to the rear of the property. Deep walk-in wardrobe offers shelf and hanging space. Moulded coving.

Bedroom 5 12'7" x 7'4" [3.85m x 2.25m] approx. at widest. This single bedroom with picture window overlooks the front with storage cupboards below. Ample space for free standing furniture.

Outside Enjoying an elevated position to the front with open views over the surrounding countryside towards the River Dee, the front garden is enclosed by a stone wall incorporating wrought iron gates. Mainly laid to lawn, this area features several mature trees and shrubs. Stone chip paths to either side lead to the fully enclosed south facing garden. Screened by high level stone walls, this garden enjoys a high degree of privacy and is mainly laid to lawn with decorative borders stocked with abundance of established shrubs, trees and seasonal plants. The secluded garden also features a paved patio with large barbecue for outdoor entertaining. A path gives access to a rear vehicular lane and an additional piece of land where the detached double garage is located. Two large timber sheds offers coal/wood store and workshop facilities and are equipped with light. External lighting and water tap.

Directions From Aboyne, turn left onto Charleston Road and continue past the Green. Turn left at the T-junction and cross the bridge onto the South Deeside Road. Turning left at the junction, continue eastwards for approximately 200 yards. The property is located on the right hand side of the South Deeside Road just pass the turning to the Praesmohr House sign. The location is indicated by our For Sale board. Access and parking available to the rear of the property.

Notes The property benefits from an oil fired Aga which supplements the heating system and hot water. Further condenser boiler and hot water immersion. EPC=F. Sky TV. The floor coverings, window dressings and light fittings will be included in the sale along with most white goods. The property benefits from mains water and drainage. The property may be sold on a partly furnished basis.



View this property here

<https://www.aspc.co.uk/search/property/359190/Craigmohr/Aboyne/>

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