

Cairnton Farm,

Kemnay, Inverurie, AB51 5NU

Price Over

£295,000

Under offer

 **5**
 **2**
 **1**

 **202 m²**
 EPC **G** Council Tax Band **TBC**



Contact Solicitor

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Features



Garden

Description

5 Bedroomed detached granite farmhouse. Situated in lovely rural location yet close to Kemnay and Inverurie. Spacious accommodation throughout. Extensive garden grounds to the front and side of the property. Potential for equestrian purposes as 6 acres can be available by separate negotiation.

5 Bedroomed detached granite farmhouse extending to approximately 1545m² in lovely rural setting close to both Kemnay and Inverurie. The property has extremely spacious living and bedroom accommodation and would make a wonderful family home. The property has in addition to the internal accommodation the extensive garden grounds and the potential of an additional six acres by separate negotiation believing it to be suitable for equestrian purposes.

Location: Cairnton Farm is within a short distance of both Kemnay and the market town of Inverurie. Aberdeen is only 17 miles away making the property ideal for anyone looking to commute. Kemnay

itself has a range of shops, restaurants and amenities, along with two primary schools and a secondary. There are also a range of recreational facilities including an 18 hole golf course, bowling club and driving range, to name a few. There is a wealth of outdoor pursuits within the area with the Bennachie mountain range approximately 4 miles away.

Directions: From Inverurie travel on the B993 toward Kemnay. Continue along this road, turning right at the sign for Aquhythie and Dalmadilly. Continue along this road for a short distance turning left at the sign for Cairnton Farm. The Farmhouse is located at the end of this road on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance Hallway : Entered through a wooden front door. The hallway maintains many of the original features and is decorated in warm tones with original painted woodwork. Ceiling light fitment. Smoke detector. Cornicing. The hallway gives access to two large front rooms and on to the inner hallway.

Inner Hallway: The inner hallway gives access to the bathroom, a bedroom, two shelved storage cupboards, a shelved under-stair cupboard, a pantry with light and the carpeted stair to the upper floor, it also leads to the rear hallway which provides access to further accommodation.

Sitting Room: 15'5" x 13'11" (4.69m x 4.24m) One of the two front rooms which has recently been used as a bedroom has large window to front with curtains. Decorated in pale tones with ceiling light fitment. A wonderful feature of the room is the open fireplace with tiled inset, hearth and surround. Original cornicing and deep skirtings. Telephone point. This is an exceptionally spacious room with ample space for a range of furniture. Carpeted.

Lounge: 15'4" x 13'8" (4.67m x 4.16m) To the other side of the hallway there is a second reception room, the lounge. The lounge has a window to the front with shutters, ceiling light fitment, cornicing, neutral décor, original woodwork, telephone point and carpet. A further wonderful feature is the original fireplace with open fire, tiled inset hearth and surround.

Family Bathroom: 11'2" x 9'9" (3.40m x 2.97m) The family bathroom is exceptionally spacious and has an opaque window to the side. Fitted with a white three piece suite comprising W.C., wash-hand basin and bath. Built-in cupboard. Ceiling light fitment, cornicing, heater, mirror above wash-hand basin. Small fitments. Tiled to three quarter height in bath area and to dado height in the rest of the room. Carpeted.

Bedroom: 11'6" x 9'7" (3.50m x 2.92m) This double bedroom has window to side. There is an open fire with tiled inset, hearth and surround. Ceiling light fitment. Television and telephone points. Carpeted.

Rear Hallway: Door leads through from the central hallway to the rear hallway. The rear hallway has window to side providing lots of natural light. Access is given to the store/pantry, utility/boot room, and dining kitchen.

Store/Pantry/Utility Room : 10'6" x 7'3" (3.20m x 2.20m) This room could have a variety of uses and has a window to side with built-in workbench area. Ceiling light fitment. Shelving. Tile effect vinyl flooring.

Utility/Boot Room: 14'5" x 9'6" (4.39m x 2.89m) A door leads out from the rear hallway to the utility/boot room, but also with door in from outside. The utility has a work bench with drawers and cupboards below. Single bowl stainless steel sink. Light. Vinyl flooring. This is a great additional space ideal to be used as a boot room or for outdoor equipment, clothing etc.

Dining Kitchen: 14'6" x 13'4" (4.41m x 4.06m) The dining kitchen has window to side filling the room with natural light. Two doors give access to built-in storage cupboards, one which houses the hot water cylinder the other with coat hooks. The kitchen would benefit from complete modernisation and

redcoration. Currently with wall base and drawer units and further built-in storage cupboard. Ceiling striplight. Ample space for a large dining table and chairs. Single bowl stainless steel sink with drainer. "Raeburn Regent" stove and space for separate stand alone cooker. Tile effect vinyl flooring. Door which leads through to office/store.

Office/Store: 10'4" x 4'10" (3.14m x 1.47m) The office/store is located off of the kitchen and has window to side with curtains. Ceiling light fitment. Access hatch to loft. Telephone point.

Stairs to upper floor: Stair with carpeted runner leads to the upper floor. Window at the half landing floods the stairwell with natural light. The upper hallway gives access to the four bedrooms and boxroom. The hallway has ceiling light fitment, coving and smoke detectors.

Boxroom: 6'11" x 6'0" (2.10m x 1.82m) The boxroom is a great storage space and houses the fuse boxes. Ceiling light fitment. Low level cupboards.

Bedroom: 15'5" x 10'2" (4.69m x 3.09m) The first of four double bedrooms has window to front. Wall papered. Ceiling light fitment. Original cornicing. Built-in double door wardrobe with shelving. Carpet. There is ample space for a large double bed and range of freestanding furniture.

Bedroom: 14'4" x 10'0" (4.36m x 3.04m) The second double bedroom also has window to front providing wonderful views of the surrounding farmland and countryside beyond. Decorated in pale tones with double built-in wardrobe with shelving. Ceiling light fitment. Carpet. Also with ample space for a large double bed and free standing furniture.

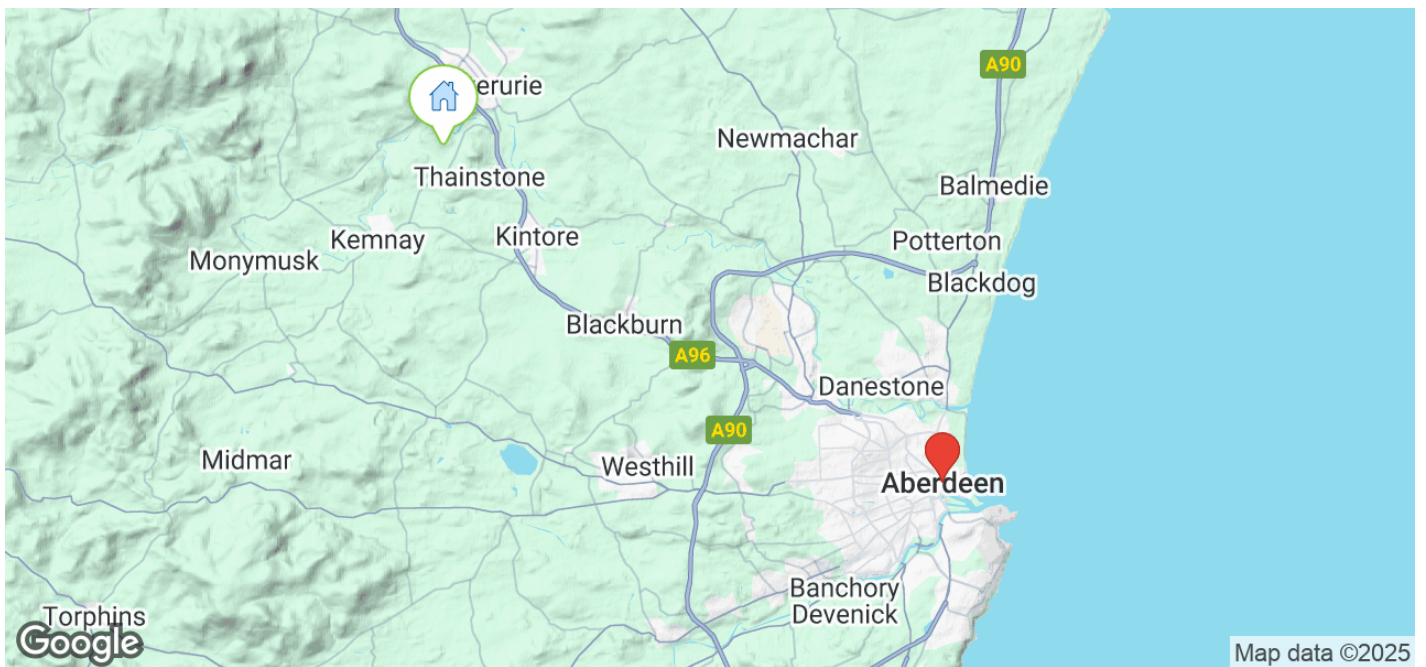
Bedroom: 14'4" x 9'4" (4.36m x 2.84m) The third bedroom is also a double bedroom and is located to the rear of the property with window providing lots of natural light. This bedroom too, has ample space for a double bed along with a range of free standing furniture. Neutral décor. Carpet.

Bedroom: 15'3" x 9'2" (4.64m x 2.79m) Completing the bedroom accommodation bedroom four is also located to the rear of the property and has ceiling light fitment, "Velux" window and has access hatch to loft space. There is a fireplace which is currently covered in. Neutral décor with wallpapered walls. Carpet. Again, ample space for a double bed along with a range of free standing furniture.

Outside: To the outside of the property the garden area goes around the front and sides of the house. Mainly laid to lawn with established bushes, shrubs and trees. There is an extensive area of lawn to one side. There is a stone chipped area around the entire property. The property has external lighting and benefits from oil central heating.

In addition to the garden ground there is a six acre field which is available by separate negation and could potentially be ideal for equestrian purposes.

Additional Information: The property will be sold with the furniture included unless the purchaser wishes it to be removed.



View this property here

<https://www.aspc.co.uk/search/property/359517/Cairnton-Farm/Inverurie/>

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