

Old School House, North Rayne, Meikle Wartle, Inverurie, AB51 5BY

Price Over
£310,000

Under offer

 4  2  2   185 m² EPC E Council Tax Band E



Contact Seller

07950 991256 or 07852 761844

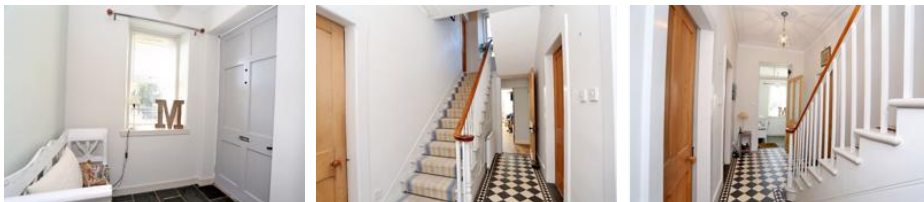
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Features  Garage  Garden

Description

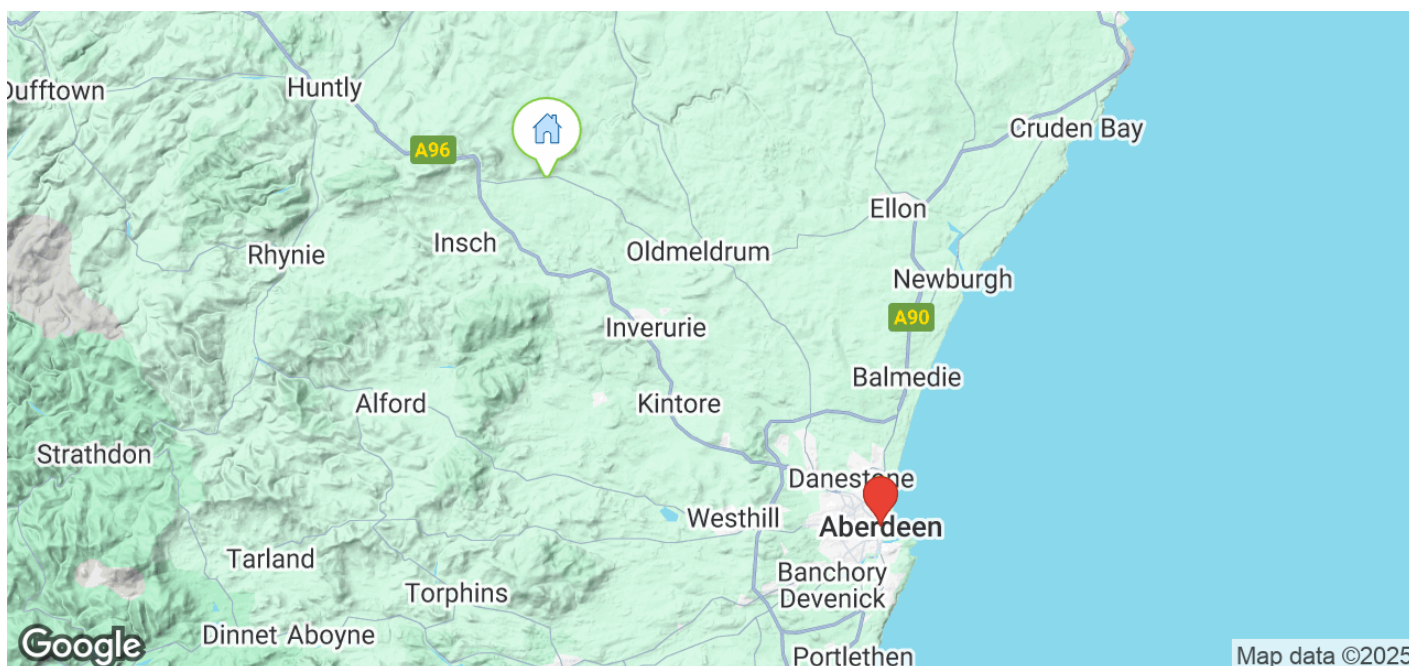
Lovingly restored to its former glory by the proud owners, this extremely spacious and tastefully extended **two public/four bed roomed period semi detached property** with garage, studio, outhouse and mature gardens, enjoys stunning panoramic views to the Bennachie Range. Traditional features include panelled doors, double skirting, some working window shutters and picture rails. The spacious accommodation includes the entrance vestibule and hallway with mosaic tiling, the sitting room with feature fireplace and multi fuel burner and the snug also has a fireplace with wood burner. Versatile bedroom four is also on the ground floor along with the rear hallway, utility room and cloaks/w.c. The extension to the rear with French beaten oak flooring and underfloor heating includes the stunning kitchen/dining/orangery on open plan with a large oil fired AGA. French doors lead to the extensive rear gardens. The recently replaced mezzanine bathroom includes a designer style roll top bath and separate shower. There are three double bedrooms and a box room, some of which look out to the stunning views. Outside, parking is on the driveway to the garage and extensive gardens surround the

property with an attached outhouse, sheltered courtyard area, a studio at the bottom of the garden and mature planting. Viewing is highly recommended.

Location Inverurie nearby is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Directions

From Inverurie, follow the B9001 towards Rothienorman taking a left for Colpy at the Drum crossroads. Continue along this road and turn left at the sign for Kirkton of Rayne. Proceed up the hill and pass the cottages, take a left turn where the Old School House is the first property on the left hand side.



Accommodation comprises

(Ground Floor)

Entrance Vestibule 6'9" x 5'1" [2.07m x 1.57m] approx. The wide solid wood panelled entrance door gives entry into the vestibule which has a deep silled window looking out to the views. Part glazed door to hallway. Slate flooring.

Hallway 15'9" x 6'6" [4.80m x 2.00m] approx. at widest With magnificent original mosaic flooring, ceiling cornice, deep skirtings and lovely reclaimed panelled doors, the hallway is filled with light from a mezzanine window on the staircase which includes Laura Ashley runner carpeting. Access to the sitting room, snug, bedroom four and the rear hallway giving access to the utility room, cloaks/w.c. and the kitchen/dining/orangery.

Sitting Room 14'11" x 14'9" [4.55m x 4.51m] approx. Enjoying magnificent views over the gardens to the Bennachie range through the large windows dressed with designer style roman blinds, this spacious room includes many fine features with high natural skirtings, picture rails, double ceiling cornice and wooden flooring. The magnificent fireplace includes an inset multi fuel stove. There are shelved alcoves on either side. Ceiling rose.

Snug 12'6" x 12'2" [3.83m x 3.72m] approx. This lovely room, a family favourite, with seagrass carpeting from Andersons, includes picture rails, double ceiling cornice, ceiling rose and an inglenook style fireplace with inset wood burning stove. Double windows with shutters look out over the garden.

Bedroom 4 14'9" x 12'4" [4.51m x 3.77m] approx. Overlooking the sheltered courtyard at the rear through the wide window, this versatile room could be a bedroom, dining room or office if desired.

Rear Hall and Utility Room 15'8" x 6'8" [4.77m x 2.03m] approx. With beautiful hand beaten French oak flooring and underfloor heating which is carried through to the cloaks/w.c. and kitchen/dining/orangery, this area, on open plan, includes solid wood work surfaces, a Belfast sink, an open window to the kitchen area and provides space for a washing machine and fridge/freezer.

Cloaks/W.C. 6'6" [1.97m] approx. in length This room, with deep natural wood dado rail and painted wall linings, includes a white antique w.c. and wash hand basin. Extractor fan.

Kitchen/Dining/Orangery 27'0" x 15'7" [8.23m x 4.75m] approx. This magnificent space, added in 2011, with windows on three sides enjoys wooden flooring with luxurious underfloor heating. This exquisite room is filled with light from the glass ceiling atrium in the centre of the room and glazed French doors lead to the extensive mature gardens. The fitted kitchen area, with shaker style cabinets, includes solid oak work surfaces set against the natural stone granite wall with the fabulous oil fired AGA in pride of place. The central island includes a Belfast sink, Riven slate work surface and the other side with an informal breakfast bar area includes Carrera marble. This area includes an abundance of storage and space is provided for a large table and chairs. The free standing units and the customised blinds are not included in the sale. TV and telephone points.

(First Floor)

The painted staircase with Laura Ashley carpeting and stair rods, leads to the mezzanine landing with the recently replaced bathroom with separate shower and a window fills the area with an abundance of light. Hatch with Ramsay style ladder to part floored loft space.

Mezzanine Bathroom 11'10" x 6'7" [3.61m x 2.01m] approx. Bright and elegant bathroom, recently replaced with Karndean flooring and a fabulous designer roll top bath. The room also includes a w.c. with high wall mounted cistern and a wash hand basin below the window. The separate shower cubicle includes a drench shower head, antique style controls and attractive mosaic glass tiling.

Master Bedroom 14'9" x 14'0" [4.59m x 4.27m] approx. Enjoying the best view in the house to the Bennachie range through the large windows with working shutters, this spacious, light and airy double bedroom includes a deep built-in shelved storage cupboard.

Bedroom 2 15'0" x 12'6" [4.78m x 1.50m] approx. Overlooking the outhouse and mature gardens through the large window with working shutters, this spacious double bedroom also includes a built-in shelved storage cupboard.

Bedroom 3 12'3" x 12'2" [3.74m x 3.72m] approx. This is an attractively presented double bedroom enjoying the same stunning views and sunsets as the master through the window which also includes window shutters.

Box Room 9'10" x 6'5" [3.00m x 1.97m] approx. This versatile room with fabulous views through the slim-line window is part fitted with wardrobe hanging and shelving space but could also be a nursery or study if desired.

(Outside)

Garage and Parking The driveway provides parking for two to three vehicles and leads to the detached garage equipped with an up and over door, power and light.

Stone Studio and Outhouse 19'8" x 8'11" [5.90m x 2.72m] approx. The stone built studio with pitched slate roof is a recently erected building with double wooden doors to the front, two sets of windows and a wood burner/chimney which needs connection. The outhouse which is attached to the main building measures 10'9" x 7'5" [3.29m x 2.28m] approx. This stone outhouse, which is thought could be connected to the main house, includes a door to the garden and a door to the sheltered courtyard.

Gardens Mature gardens surround the property with the front garden enjoying a sunny aspect, open views and is bounded by high hedging affording privacy. A gate leads to the enclosed rear garden which has a large lawn, natural hedging and mature trees and separate areas which are dedicated to utility areas, composting areas and a separate area which has founds for a greenhouse. An arbour is covered with fragrant honeysuckle and jasmine which leads to the studio. A cobbled area leads into the kitchen/dining/orangery.

(Other Information)

Oil central heating and double glazing. EPC=E. All carpets, floorcoverings, the oil AGA and fridge are included. All light fittings as well as all mirrors and customised blinds in the orangery are not included.

View this property here

<https://www.aspc.co.uk/search/property/359560/Old-School-House-North-Rayne-Inverurie/>

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