

# Aberdeenshire - Traditional granite farmhouse for sale (2790 GBP)



Location **Scotland, Aberdeenshire**  
<https://www.freeadsz.co.uk/x-411587-z>

Traditional granite-built four bedroomed extended farmhouse, set in approx 0.8 acres of mature gardens and paddock, with large double garage for up to four cars, plus two further outbuildings. Offers a spacious family home with many original features, within the catchment area of Ellon Academy. Additional information Entry is via hardwood front door with overhead stained glass panel to an impressive hallway with original wooden doors, skirtings and facings. Floor has been stripped to original hardwood floorboards and stained and finished sympathetically.

Immediately to the left is the LARGE LOUNGE (6.4 x 3.9 m), well-lit with natural daylight from two large windows with views over the garden and the surrounding countryside. High ceilings, original stripped hardwood flooring and cast iron working open fireplace.

To the right of the front door is the SECOND RECEPTION ROOM (3.9 x 3.9 m), large window again with views over the garden. high ceilings and working open fireplace, currently set up as a cosy reading room.

Adjacent to this is THE STUDY (3.9 x 2.7 m) Currently set up as a full size office, complete with worktops and storage. High ceilings and large window with views to the rear of the property and the private patio area.

The cloakroom is adjacent to the kitchen.

From the hallway is a sweeping original staircase leading to the mezzanine floor which houses a large family bathroom (1.8 x 2.6 m) with overhead shower, and two double bedrooms with large windows. From the kitchen area is an additional entry point leading to the main drive and parking area through a separate lobby fitted with storage units. From the hall is a large window overlooking the garden and the private patio area. This property is currently home to two eight seater dining tables, a large breakfast room with a semi-separate laundry area. The property has a large double garage with a built in oven, a large garden with a shed, and a private patio area. The property is situated in a quiet residential area with views over the surrounding countryside.

From the kitchen area is an additional entry point leading to the main drive and parking area through a separate lobby fitted with storage units.

From the hallway is a sweeping original staircase leading to the mezzanine floor which houses a large family bathroom (1.8 x 2.6 m) with overhead shower, and two double bedrooms with large windows.



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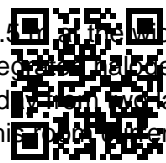
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BEDROOM THREE (2.7 x 3.1 m) is fitted with laminate flooring,

BEDROOM FOUR (3 x 4.2 m)

Is fitted with carpeting and is currently set up as a small sitting room. The mezzanine floor offers alternative accommodation to the norm if required, and could easily be used as a granny flat, or as a private area for teenage children. This area houses the large linen cupboard and additional over stair storage.

Following the main staircase leads to the MASTER BEDROOM (5 x 3.9 m).

This room boasts large original feature windows with views over the gardens to the front of the property and the surrounding countryside. Large built-in wardrobe and space for further furniture.

Directly opposite is the GUEST BEDROOM (5 x 3.9 m).

This room boasts large original feature windows with views over the gardens to the front of the property and the surrounding countryside. Two large built-in wardrobes and space for further furniture.

Between the two bedrooms is the SHOWER ROOM (2.2 x 1.9 m). Recently refurbished, this room is fitted with a quadrant shower enclosure, and a thermostatic pumped supply shower. WC and fitted vanity unit. Large window overlooks the gardens to the front of the property and the surrounding countryside.

The catchment area for secondary schooling is the nearby Ellon Academy; a school transport bus stops at the bottom of the drive if required. Unusually, the property benefits from a mains gas supply, and has a private water.