




McEwan Fraser Legal
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Knowiemoor
CORNHILL, BANFF, ABERDEENSHIRE, AB45 2DJ

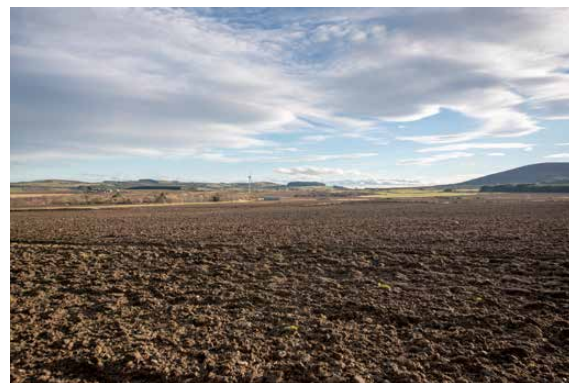
THE LOCATION

Situated in a picturesque rural location, this substantial detached traditional farmhouse is located approximately three miles from the tranquil village of Cornhill, which can trace its origins back to the 7th century, with the nearby Castle of Park being built in the 16th Century. The village and surrounding area are well known for its beautiful gardens that are awash with colour in the summer. Within the village, there is a general store with a post office, garage, pub, and church. A short drive and you are at the local primary school of Ordiquhill. Continue North East on the A95 for a short distance and you will stumble across some of the most talked about beaches on the Moray Firth coast, Sandend and Cullen to name but a few. There you will find acres of sand stretching out in front of you, with an abundance of wildlife that frequents these shores from seals and dolphins to numerous species of birds.

There are numerous leisure facilities available including salmon fishing on the

River Deveron and Spey, with beaches and rugged coastline for sea angling. There is a multitude of immaculate golf courses Duff House Royal and the Royal Tarlair are both located in the popular seaside towns of Banff and Macduff.

Approximately five miles to the North is the historic seaside town of Portsoy with its own centuries-old harbour, where all the usual facilities one would expect can be found including further primary schooling, with secondary schooling facilities which are available in the towns of Banff, or Macduff. The local towns provide a variety of shops including an NHS health centre, post office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival.



THE PROPERTY

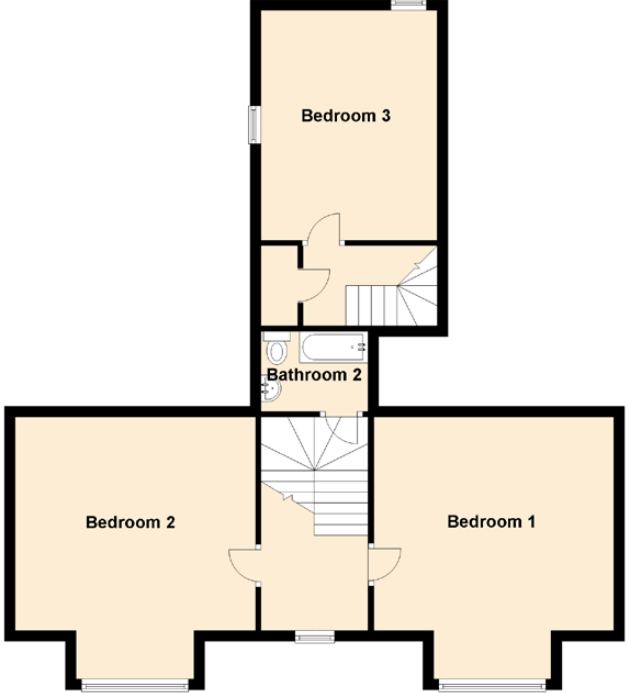
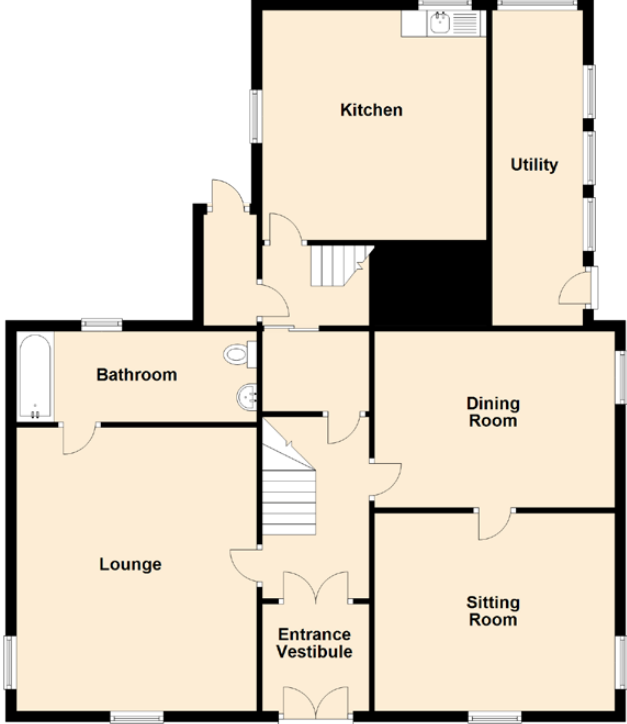
“Knowiemoor” is located in a pleasant rural location with huge spacious gardens & country views. This spacious detached three/four bedroom farmhouse requires upgrading and modernization, the current owner has during her tenure fitted new UPVC double glazing, part rewired, and a new cost-effective biomass heating system that controls the central heating system and water system, two multi-fuel stoves have also been fitted.

This well-proportioned property offers spacious living accommodation over two floors and includes Vestibule, Hallway leading to all further accommodation, spacious bright lounge, reception room 2/bedroom 4, family bathroom, dining room, kitchen, utility room, stairs leading to the old servants quarters where you have bedroom three. A carpeted staircase with wooden balustrades

leads to the spacious landing and two large double bedrooms, a second family bathroom completes this floor. In addition, there are ample storage cupboards on both floors.

A winding private country road leads to the substantial garden grounds that surround “ Knowiemoor” The driveway allows parking for numerous types of vehicles. The spacious gardens (an acre) were previously split into different sections but are now overgrown with sporadic planting of various shrubs, plants and mature trees. A line of stone and wooden outbuildings with some power and light are utilized as a workshop, wood store and contain the newly fitted Bio-mass heating system.





Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.50m (14'9")
Sitting Room	4.50m (14'9") x 3.70m (12'2")
Dining Room	4.50m (14'9") x 3.20m (10'6")
Kitchen	4.30m (14'1") x 4.20m (13'9")
Bedroom 1	4.90m (16'1") x 4.50m (14'9")
Bedroom 2	4.90m (16'1") x 4.50m (14'9")
Bedroom 3	4.30m (14'1") x 3.30m (10'10")
Bathroom	4.50m (14'9") x 1.70m (5'7")
Bathroom 2	2.80m (9'2") x 1.80m (5'11")
Utility	5.90m (19'4") x 1.70m (5'7")

Gross internal floor area (m²): 198m² | EPC Rating: F

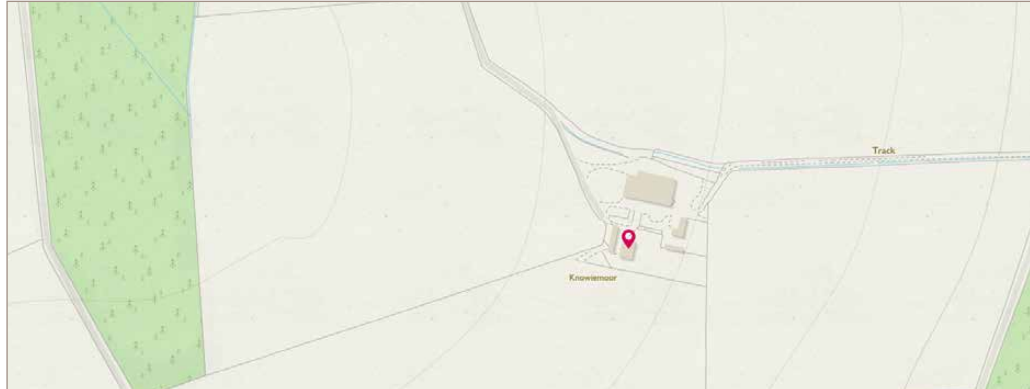


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