

# Barooga Lodge

CORNHILL, BANFF, ABERDEENSHIRE, AB45 2HA



*DETACHED ECO-FRIENDLY, ARCHITECTURALLY-  
DESIGNED, "ONE OF A KIND" 5 BEDROOM DWELLING*



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***“Barooga Lodge” is quite simply a “one of a kind”; architecturally designed and built to the highest of specifications, with the skill of professional trade’s persons and quality materials being evident at every turn of this exceptional property.***

The property is presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures and fittings offering luxury and comfort throughout, many of them specially commissioned. Further benefitting from full triple glazing with oil fired central heating and solar panels fitted to provide electricity and hot water for all of the property and the underfloor heating. With its spacious living accommodation, it is an ideal purchase for those looking for a one of a kind property in a beautiful, peaceful setting. The standard of this home will be difficult to match and is quite simply a must view. With its versatile living accommodation, it would suit the young family with room to grow or the extended family.



The property consists of a front porch to spacious hallway with vaulted ceiling which in turn leads to all accommodation, a bespoke luxury kitchen with a large bay window has multiple units and is fitted with superior integrated appliances, with breakfasting bar which is open plan to the formal dining and family area, a unique multi-fuel stove adds that touch of grandeur with patio doors from the family area to the lounge and garden. The extensive lounge is awash with natural sunlight with multiple windows on three sides.

The ground floor also has a large double bedroom with a Jack & Jill facility a three-piece family shower room. An extensive utility room with access to a storeroom, the rear garden and to the integrated garage.







open plan area







open plan area







sitting room







UTILITY

bedroom 5







**shower room**







**BEDROOM 4**

A solid oak staircase leads to the upper floor where you have the master bedroom with en-suite shower room with his and her wardrobes, there are three further double bedrooms two of which have fitted wardrobes a bespoke family bathroom with separate shower cubical completes the accommodation on the upper floor. In addition, there are ample storage cupboards and wardrobes throughout the property and bedrooms.

The extensive garden grounds of approximately one acre are mostly laid to lawn with borders containing a multitude of shrubs, plants, seasonal flowers and trees. The extensive tarred driveway that leads to the rear of the property allows parking for a multitude of vehicles and the garage. A stunning wooden workshop that has power and light is also a fantastic addition to this outside space.

Property is serviced with mains electricity, plus solar panels, mains water with private drainage to a septic tank and soak away, with oil fired central heating.





bedroom 1







**bedroom 2**







**bedroom 3**



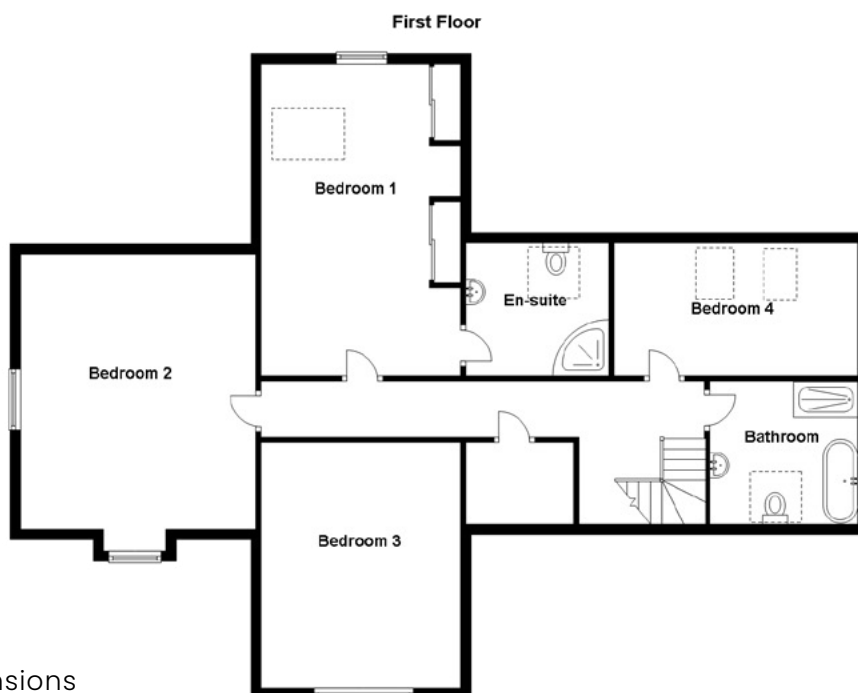
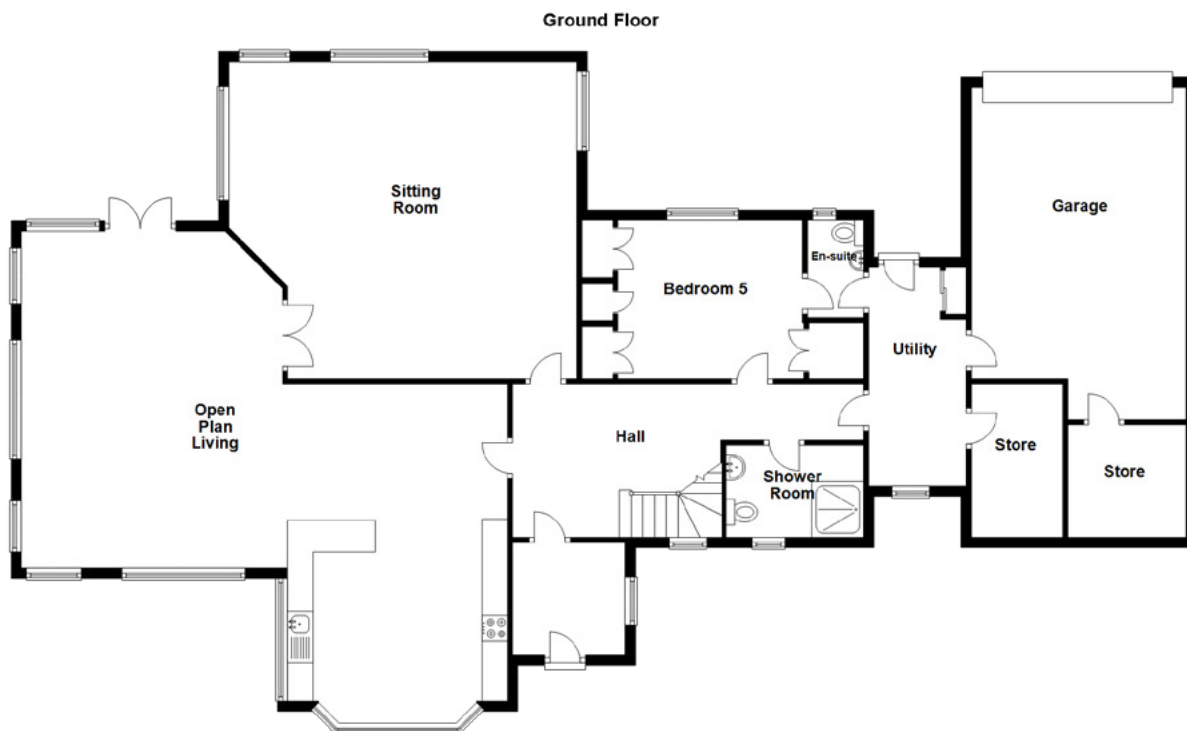




**bathroom**







Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	9.50m (31'2") x 6.20m (20'4")	En-suite	2.80m (9'2") x 2.60m (8'6")
Sitting Room	6.20m (20'4") x 5.30m (17'5")	Bedroom 2	5.38m (17'8") x 4.60m (15'1")
Bedroom 5	4.31m (14'2") x 3.10m (10'2")	Bedroom 3	4.80m (15'9") x 3.50m (11'6")
En-suite	2.00m (6'7") x 1.10m (3'7")	Bedroom 4	4.70m (15'5") x 2.60m (8'6")
Shower Room	2.80m (9'2") x 1.90m (6'3")	Bathroom	2.90m (9'6") x 2.80m (9'2")
Utility	4.30m (14'1") x 1.90m (6'3")		
Garage	5.90m (19'4") x 4.20m (13'9")	Gross internal floor area (m <sup>2</sup> ): 280m <sup>2</sup>	
Bedroom 1	6.10m (20') x 3.90m (12'10")	EPC Rating: B	













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This superior detached property is set well back from the A95 Banff to Huntly road nestled in some spectacular rolling countryside, with the tranquil village of Cornhill approximately 1.5 miles to the North East. The village can trace its origins back to the 7th century with the nearby Castle of Park being built in the 16th Century, the surrounding area is well known for its beautiful gardens that are awash with colour in the summer.

A hop, skip and jump from the property and you are at the local primary school Of Ordiquhill, continue northeast on the A95 for a short distance and you will stumble across some of the most talked-about beeches on the Moray coast, Sandend, Banff links and Cullen to name but a few, where you can find yourself completely alone with acres and acres of sand stretching out in front of you. The Moray Coast is renowned for having a relatively mild climate. The River Deveron is a short drive and is renowned for its salmon and trout fishing. The angler really is spoilt for choice with rivers, beeches, rugged coastline and local harbours waiting to be fished. There are also numerous leisure facilities available in the area, including a multitude of immaculate 18 hole golf courses. The famous Duff House Royal and Royal Tarlair are both located a short drive away in the popular seaside towns of Banff and Macduff.

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## The Location





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Approximately 6 miles to the North the seaside town of Portsoy can be found, a historic little place with its own harbour and marina. All the normal facilities one would expect can be found locally.

There is further pre-school and primary schooling available in the town, with secondary schooling facilities available in the nearby towns of Keith, Huntly and Banff, this vibrant seaside town offers a wide range of amenities, NHS health centre, post office, supermarkets, 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.

Easy access onto the A95 - A98 gives direct routing to Aberdeen approximately 50 miles to the east, with national and international flights provide by Aberdeen Dyce Airport. The town of Keith is the nearest train link from the property approximately 11 miles to the south.

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