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Toll Cottage
 BRIDGE OF MARNOCH, HUNTLY, AB54 7UE

BRIDGE OF MARNOCH, HUNTLY



Views for the River Deveron, close to the property

Toll Cottage Bridge of Marnoch, offers spacious modern day living in a renovated traditional stone and slate cottage. Set in a tranquil rural location and approximately eight miles from the Historic towns of Huntly and Turriff and eleven miles to the coastal town of Banff and very commutable to the city of Aberdeen by road or rail. Day-to-day services including primary

schooling local shops and a medical centre are provided by the nearby village of Aberchirder with the larger towns of Huntly, and Turriff offering a wide variety of services ranging from both primary and secondary schooling, medical and retail services including supermarkets and leisure facilities. The local and surrounding area are renowned for its multitude of sporting pursuits. The river Deveron is right on

your doorstep with the river Spey close by both are famous for their salmon and trout fishing. The nearby Cairngorm mountains provide opportunities for hill walking skiing with renowned golf courses in Banff, MacDuff to name but a few. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey trail.

Gate onto Property Grounds & Property Exterior



AN IDYLIC STONE COTTAGE IN TRANQUIL COUNTRYSIDE LOCATION



TOLL COTTAGE

Toll Cottage is a traditional stone and slate cottage benefitting from recent comprehensive renovation by the previous and current owners using professional local trade's personnel. The cottage offers spacious living accommodation on one level with a stunning spiral staircase leading to a recently constructed attic conversion. This stunning cottage now has oil fired central heating throughout with double glazed windows and doors with a stylish multi-fuel and wood burning stove in the living room.

The property exudes grandeur with quality fittings and furnishings throughout, from the stunning dining kitchen with integrated appliances to the quality bathroom. A number of original features have also been retained.

The accommodation consists of an

entrance porch, a sun room, lounge, kitchen, an attic conversion (which would be a fantastic office, hobby or craft room) two spacious double bedrooms and a bathroom.

A Gated entry to the side and rear of the property allows parking for numerous types of vehicles on a large gravelled area. On two sides of the cottage, a large garden area is fenced and laid to mostly to lawn with sporadic plants, shrubs and seasonal flowers a fantastic area for entertaining and enjoying the sun and a perfectly safe environment for children and pets alike. The extensive garden to the rear of the property has a driveway leading down through your own little mature woodland to the parking and the large detached garage which has both power and light.

The garden grounds and plot extends to approximately three quarters of an acre.

ATTIC



LOUNGE



BEDROOM ONE



BEDROOM THREE



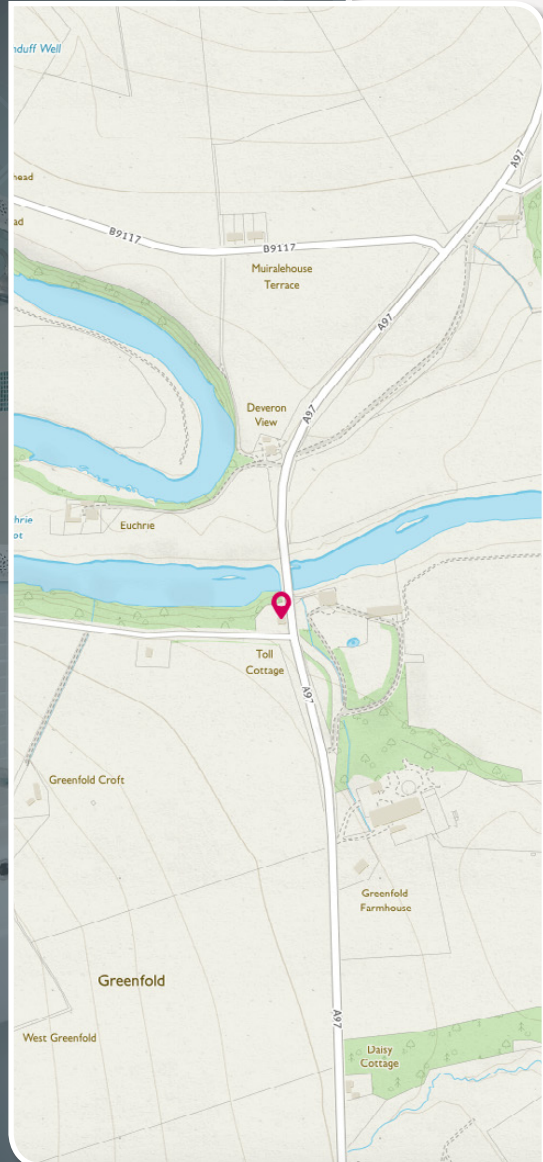
BEDROOM TWO



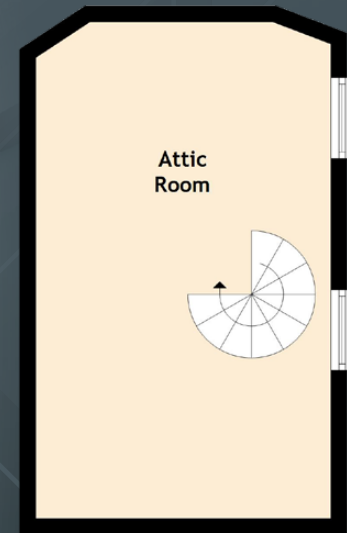
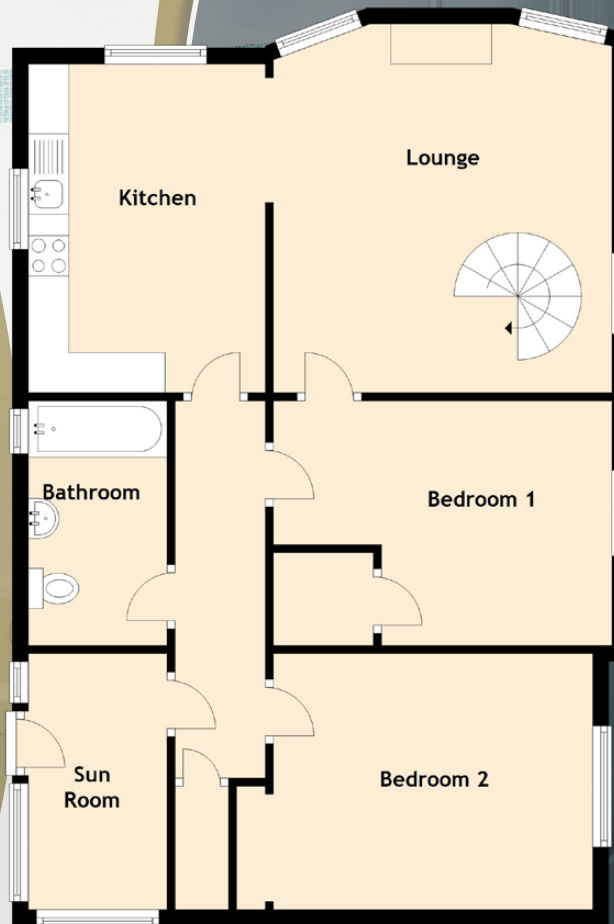
BEDROOM TWO



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Kitchen	4.08m (13'5") x 2.94m (9'8")
Lounge	4.36m (14'4") x 4.20m (13'9")
Sun Room	3.18m (10'5") x 1.72m (5'8")
Bedroom 1	4.20m (13'9") x 3.04m (10')
Bedroom 2	3.96m (13') x 3.18m (10'5")
Attic Room	6.17m (20'3") x 3.66m (12')
Bathroom	3.04m (10') x 1.72m (5'8")

Gross Internal Floor Area (m²)

81m²

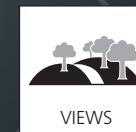
EPC Rating

F

Extras (Included in the sale)

All fitted floor coverings, blinds, curtains, integrated kitchen appliances and some light fittings are included in the sale.

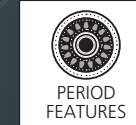
Services : mains electric, oil fired central heating, mains water and septic tank.



VIEWS



LARGE GARDEN



PERIOD
FEATURES



POTENTIAL TO
CONVERT

LOFT SPACE (STPP)



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