



**McEwan Fraser Legal**

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Tilquhillie Cottage

BANCHORY, ABERDEENSHIRE, AB31 6LE



Tilquhillie Cottage

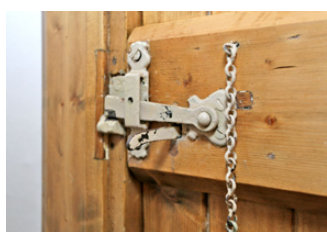
A rare opportunity to purchase a fine country home with much character and history. This substantial period home set in approximately 3 acres of established gardens and mature woodland, boasts a stunning elevated position with open views towards Banchory. The property has versatile accommodation which offers great flexibility for many family needs. The property has been sympathetically upgraded and maintained by current and previous owners to preserve many of the original features throughout the property.

The ground floor accommodation provides the opportunity to offer a separate self-contained annexe or granny flat if desired comprising of a kitchen/sitting area, double bedroom and bathroom and separate cloakroom. The remaining ground floor has generous living space with an impressive reception hall which leads to the formal lounge and family room which in turn gives access to the well-appointed dining kitchen with AGA cooker. A rear vestibule leads to the generous dining room and cloakroom. The imposing pitch pine staircase with split upper landing leads to the bedroom accommodation including the master bedroom with en suite and 5 further bedrooms, home office/nursery and 2 family bathrooms.

Given the size and location of the property, Tilquhillie Cottage has the potential with the relevant planning to convert to a sizable luxury guest house with the option of including an internal annexe. Other considerations for commercial use would be the potential to add lodges or pods with-in the grounds.

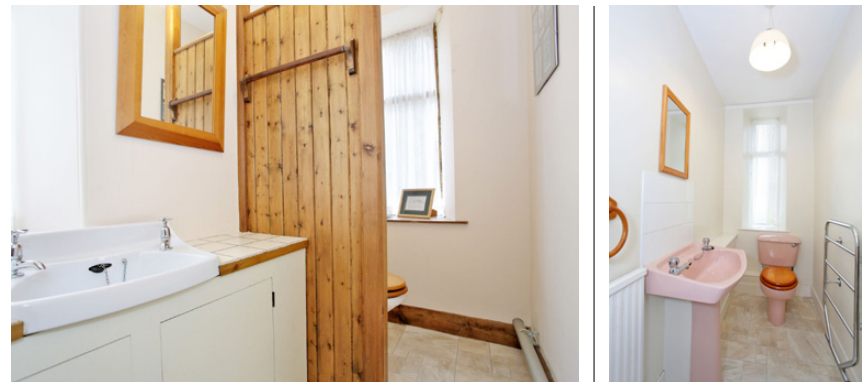
KEY FEATURES:

- 3 Acre garden grounds with woodlands and views towards Banchory.
- An impressive reception hall which houses a Stovax wood burning stove.
- Large main lounge with feature fireplace which includes a Jetmaster open fire.
- Large country kitchen with AGA which feeds the hot water system.
- 7 Bedrooms which includes a ground floor double bedroom,
- Formal dining room with feature decorative open fire.
- Master bedroom with views towards Banchory and private en suite shower room.
- Home study or nursery.
- Recently refurbished family bathroom.
- Detached large double garage with ample parking for vehicles.
- The property benefits from extensive storage on both floors, including a boot room.
- Private country location with stunning views.





“ a fine country home ”







Floor Plan & Map

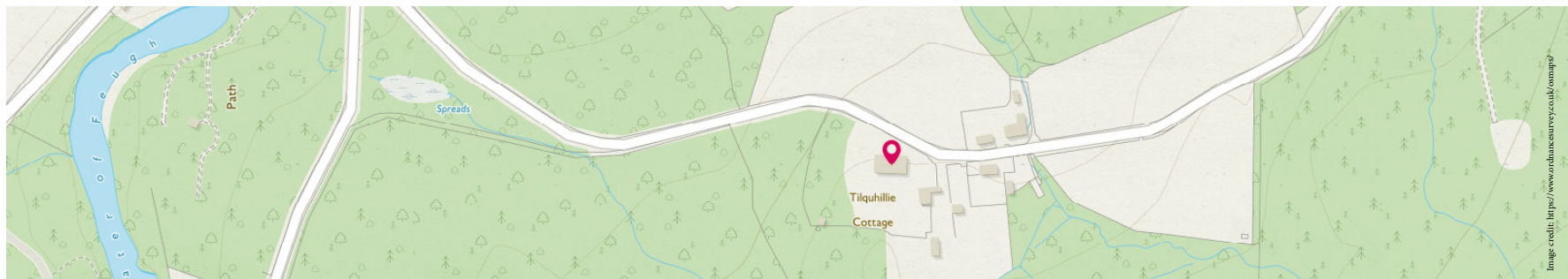


Image credit: <https://www.ordnanceurveys.co.uk/omg/>

Outside: Set in an idyllic semi-rural location only a short distance from Banchory. Boasting an elevated position with lovely open views to the north, this property sits within 3 acres of established gardens and mature woodland. A private drive leads to the detached former stable and now double garage with twin up and over doors. The property is enclosed by mature beech hedging, established Rhododendrons and sections of timber fencing. The gardens are mainly laid to lawn with borders stocked with shrubs, trees and seasonal plants. The property boasts extensive mature woodland with a variety of native trees and several impressive specimens including a Sequoia tree which is approximately 180 years old. The garage incorporates a stone outbuilding which houses the oil tank and coal store. Located to the rear of the property is an incorporated boiler house which houses the central heating boiler for the radiators.

A substantial family home with many pleasing features, only by visiting will you appreciate the location and comfort this home currently provides. The property has great potential for the new owners to further upgrade the accommodation to suit their family needs with the added potential to add an income with the potential for B&B guests. Viewings are strictly by appointment only.






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