



Mains of Auquharney Farm

ABERDEENSHIRE, AB42 0QU



Mains of Auquharney Farm is located in a fantastic elevated rural location north of the A90, affording the opportunity to reside in pleasant country surroundings and yet within easy commuting distance of Aberdeen and Peterhead and approximately two miles from the small village of Hatton. Hatton has a highly regarded primary school, general store/Post Office, bakery, hairdresser, restaurant and NHS medical practice.

Approximately five miles to the east is Cruden Bay a beautiful picturesque coastal village renowned for its beautiful blue flag beach which extends approximately two and a half kilometers in length where an abundance of wildlife can be seen, from seals to dolphins and numerous species of birds that frequent this sandy and rugged coastline. It is also home to the World renowned Cruden Bay Golf Club, hailed as one of the best natural links courses in the world with the "Trump International Golf Course" less than 10 miles to the south where golfers from around the world come to the area in search of pure links golf, the original and best form of the game.

The vibrant town of Ellon, approximately 5 miles to the south, provides a wider range of facilities including higher education available at Ellon Academy. There are local shops, major supermarket, Post Office, NHS health centre, fantastic eateries with numerous pubs and hotels to enjoy. Ellon has a fantastic sports center and swimming pool with an abundance of activities and out door pursuits for all to enjoy.

The City of Aberdeen and Dyce are approximately 18 miles to the south and are easily commutable especially now that the Aberdeen Western Peripheral Route has now opened and has reduced the travelling time greatly to the Oil and Gas related offices at Kings Wells and Westhill and especially to the city of Aberdeen and Dyce Airport where national and international flights are available.



Mains of Auquharney Farm is a traditional five bedroom farmhouse set in approximately fourteen acres of open fields and woodland in the stunning countryside of Banff and Buchan and enjoys panoramic views stretching over the open countryside. Offering spacious living accommodation over three floors where the present owners during their tenure have renovated, modernised and upgraded to an exceptional standard with the use of quality fixtures and fittings throughout. Recent upgrades include extending the property to include a spacious dining kitchen with a vaulted ceiling, individually made wood sash and case double glazed windows throughout the original house, a large wet room with dog-friendly shower area. During the renovations, the owners have ensured to retained a wealth of original features such as magnificent cornices and ceiling roses, original fireplaces to name but a few. Further benefiting from immaculate fresh decor and eco-friendly ground source heating system. Viewing of this versatile, spacious and exceptional property is highly recommended in order to appreciate the full extent of the accommodation, stunning views, the location and all that is on offer.

The property consists of a central hallway leading to all accommodation, kitchen and dining area with access to the enclosed rear garden via two sets of patio doors, utility area with dog shower, guest WC, formal lounge, TV/family room, sitting room with access to a large master bedroom with en-suite shower room and walk-in wardrobe perfect for the extended family. A carpeted stairway to the first-floor landing where you have a centrally located family bathroom with shower over the bath and three large double bedrooms. The second floor consists of a large double bedroom with its own three-piece bathroom. In addition, there are ample storage cupboards throughout the property.





“... A SPACIOUS DINING KITCHEN WITH A VAULTED CEILING ...”

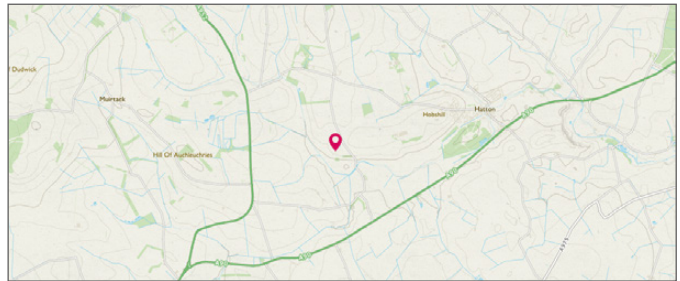
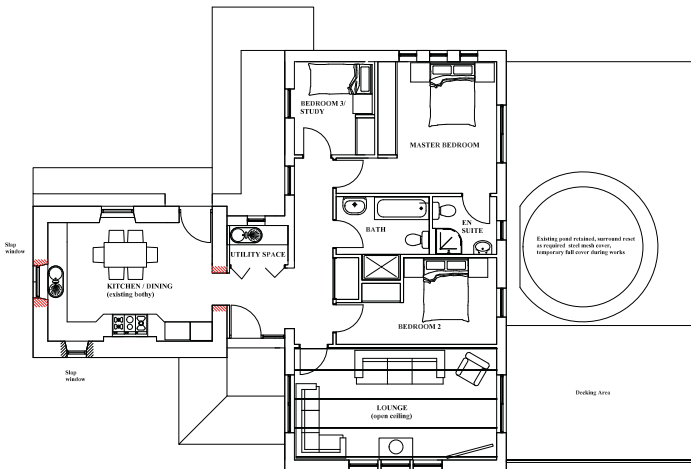
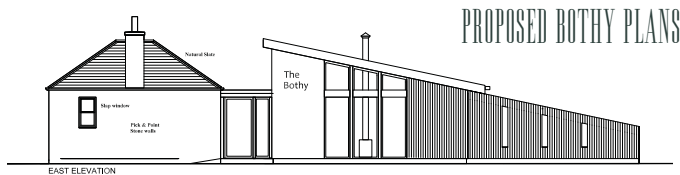
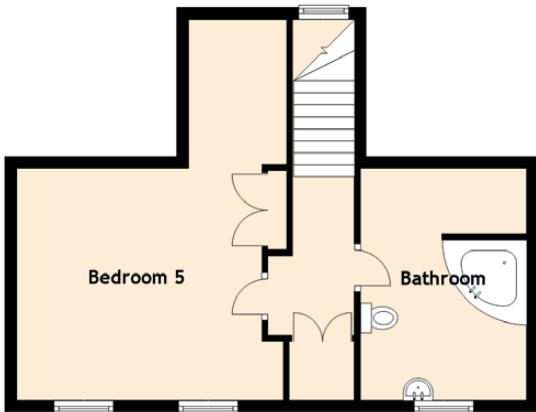
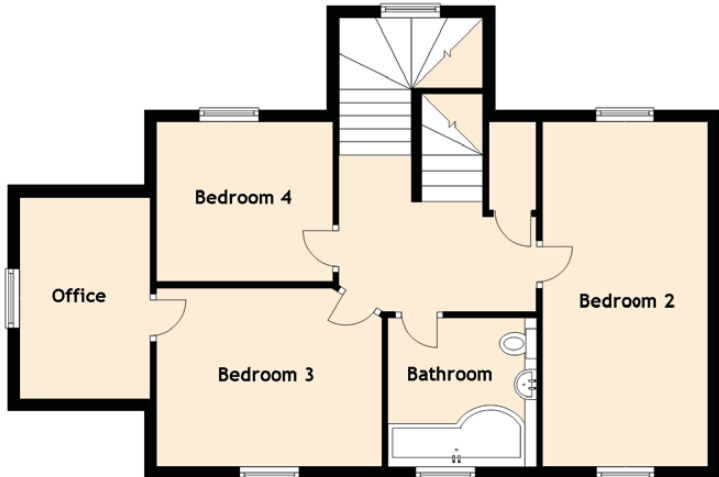


“... A TRADITIONAL FIVE
BEDROOM FARMHOUSE ...”



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Main Lounge	5.60m (18'4") x 3.70m (12'2")
Lounge/TV Room	4.70m (15'5") x 3.70m (12'2")
Sitting Room	4.70m (15'5") x 3.60m (11'10")
Kitchen/Diner	5.90m (19'4") x 5.00m (16'5")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
En-suite	2.60m (8'6") x 1.60m (5'3")
Wet Room	2.40m (7'10") x 2.00m (6'7")
WC	1.50m (4'11") x 1.10m (3'7")

First Floor	
Bedroom 2	5.70m (18'8") x 2.80m (9'2")
Bedroom 3	3.80m (12'6") x 2.90m (9'6")
Bedroom 4	2.80m (9'2") x 2.70m (8'10")
Office	3.40m (11'2") x 2.20m (7'3")
Bathroom	2.50m (8'2") x 2.50m (8'2")

Second Floor	
Bedroom 5	6.40m (21') x 4.50m (14'9")
Bathroom	3.90m (12'10") x 2.80m (9'2")

Gross internal floor area (m²): 265m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, most light fitting, curtains, and blinds

Services: Mains electricity, mains water, 2 septic tanks with soak away, and ground source heating system.

Note: Planning permission for the conversion of the "Bothy" into residential accommodation has been granted and will be included in the sale price. A fantastic opportunity to run a small holiday business and with the area and rural location will be most desirable.



A private road leads to this fantastic property and spacious garden grounds. The extensive gardens to the front and side of the property are mostly laid to lawn with well kept mature herbaceous borders.

Beyond and leading from the side garden is the gated pond bordered by a high hedge and perimeter fence inter winding walkways that are surrounded by a wildflower meadow with the pond stocked of Koi carp. The side garden from the kitchen is gated and is perfect for entertaining, alfresco dining and a safe and secure environment for children and pets alike.

The farm, which has a holding number, is segregated into fenced fields and mature woodland areas. A modern portal framed barn and two loose boxes, all within a secure concreted yard, fully serviced and suitable for a wide range of use. Given the grounds and external areas has the potential to be a fantastic equestrian centre.





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