



# THE MANSE

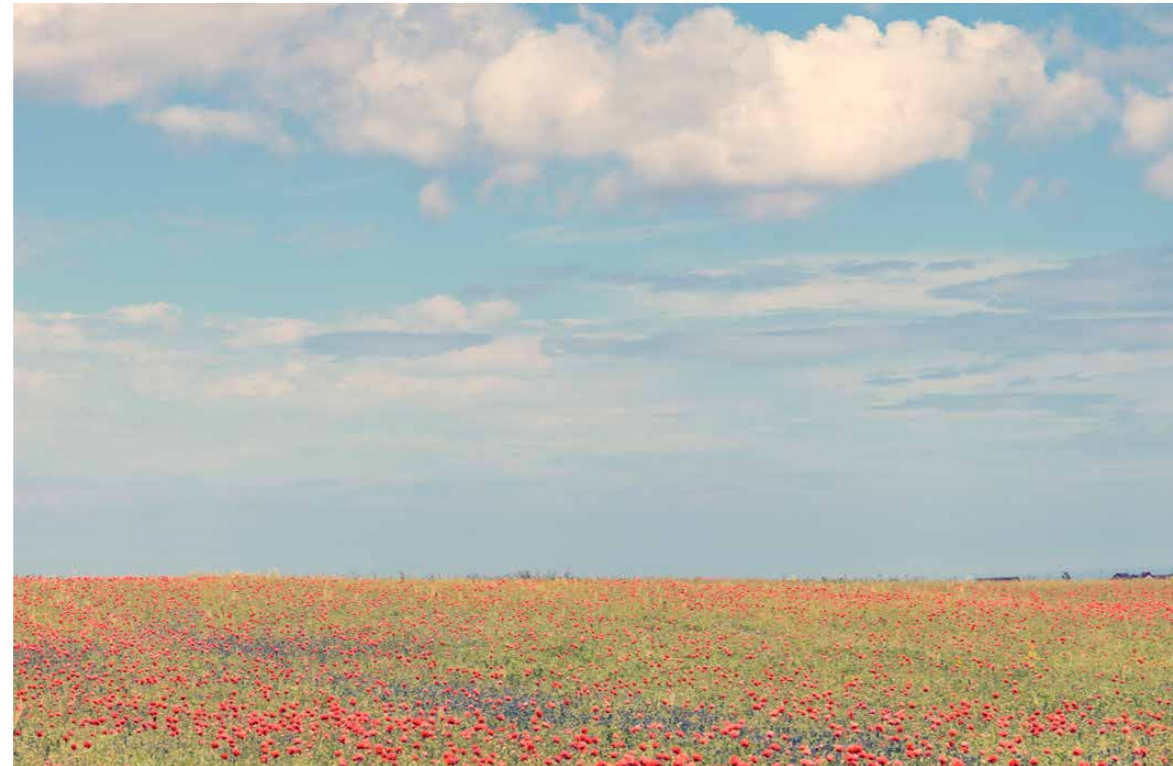
Lonmay, Fraserburgh, Aberdeenshire, AB43 8UJ

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Lonmay parish dates back to the 14th century and was included in the lands owned by the powerful Earls of Errol. Lonmay Manse, a charming granite stone and slate property, with its extensive walled garden, original U-shaped steading and woodland area dates back to 1820. Situated in idyllic countryside the Manse is forty-five minutes from Aberdeen Airport. Close by is Crimond village where amenities include a state of the art medical centre with community hub and primary school and also the 19th century fishing village of St Combs with its Community Hall, two small shops and a post office. Here you will find beach walks with miles of dunes and golden sands and seals basking on the rocks. The town of Fraserburgh, approximately six miles north, is one of the largest fishing ports in Europe.

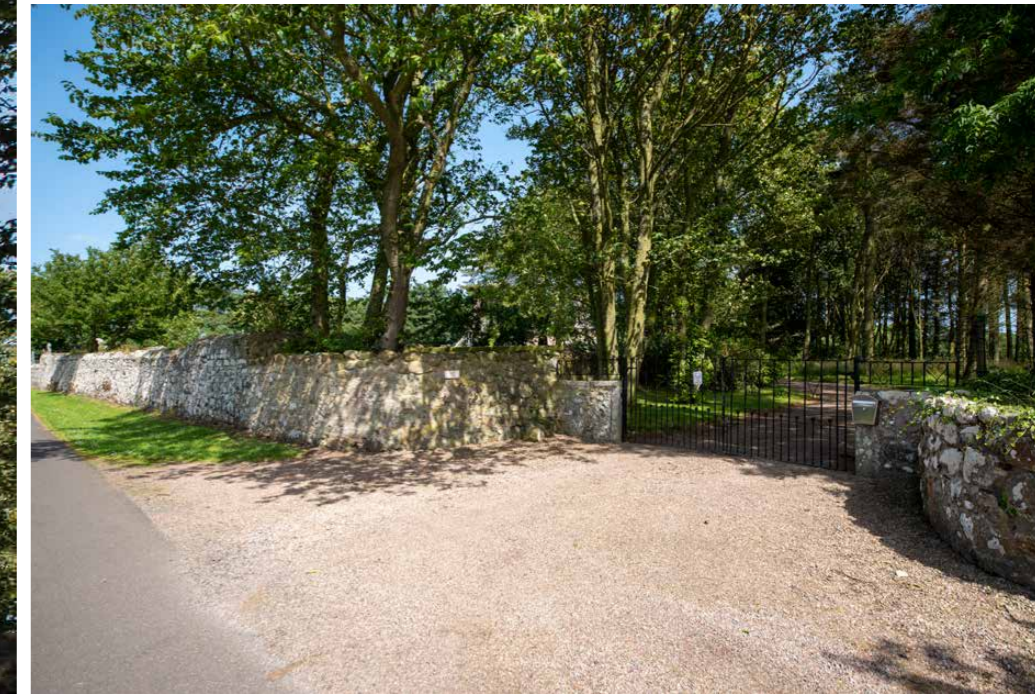
The local area has a wealth of undiscovered beauty and offers exceptional facilities for surfing, birdwatching, walking and golfing.

Nearby, the RSPB Loch of Strathbeg is Britain's largest dune loch and a vital wintering and staging post for up to a fifth of the world's pink-footed geese. It is also home to a wide variety of wetland wildlife such as breeding terns and gulls, migrating waders and wintering wildfowl. The coastline varies between long sandy beaches and dramatic, steep, craggy cliffs with wonderful sky scapes.



## THE LOCATION

Lonmay Manse is a six-bedroom traditional stone and slate property situated in a private, tranquil countryside location. The current owner during her tenure has carried out a meticulous bare brick renovation – modernizing and upgrading throughout whilst retaining the original ceiling cornices, pitch pine panel doors and high skirting boards. During renovation of the kitchen the original fire place was discovered and the massive granite chimney breast exposed. The property further benefits from individually made replacement sash and case windows in the public rooms, oil fired central heating and sympathetic décor throughout

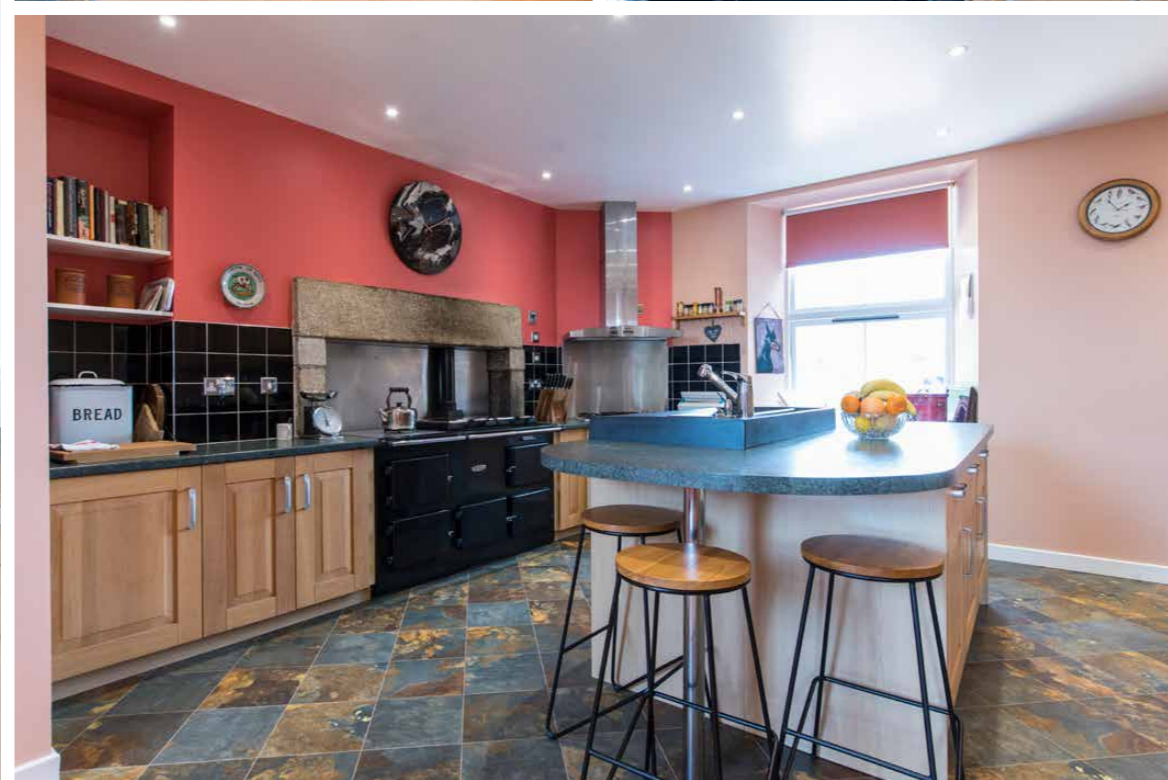


## THE MANSE

Access through the attractive vestibule leads to the welcoming traditional reception hall. There are two principal rooms on the ground floor providing flexible accommodation. The spacious dining room with its bay window is flooded with natural light and exudes grandeur with its formal dining area and multi-fuel fire. The sitting room also has a large bay window and a marble fireplace. The country kitchen is open plan to a family area with multiple units and a fantastic central island, all with contrasting worktops and an oil fire 4 door Redfyre oven cooker. A large utility room with WC and shower and a laundry room completes the ground floor.



# THE KITCHEN



# DINING ROOM



“...THE SPACIOUS DINING ROOM WITH ITS BAY WINDOW IS FLOODED WITH NATURAL LIGHT AND EXUDES GRANDEUR WITH ITS FORMAL DINING AREA AND MULTI-FUEL FIRE...”

A carpeted staircase with wooden balustrade leads to the first and second floors. The bedroom to the rear of the property off the half landing has dual aspect windows one of which is a large bay window a seating area and ensuite shower room. On the first floor there are three further bedrooms, bedroom two has a dressing room and four-piece bathroom with separate shower cubicle. A centrally located bathroom with a Jack & Jill styled access to bedroom 4, bedrooms 3 and 4 have dual aspect windows which are all flooded with natural light, a service room/utility room has a walk-in multi shelved airing cupboard and completes this floor. The second floor has a centrally fitted bathroom with two large double bedrooms, bedroom 5 has full length mirrored wardrobes and bedroom 6 is currently being utilized as an office.





BEDROOM 1



# BEDROOM 3



Wrought iron double gates give access and lead down a serpentine tree-lined drive to the front of this stunning property. The extensive, delightful, triangular shaped walled garden with lawn and borders contains a multitude of mature shrubs, trees and perennial flowers. It is awash with colour during the spring and summer. The wildflower woodland garden is a haven for birds and other wildlife. A second gated entry gives access to the rear garden bounded by a traditional wall and high perimeter fence with further sporadic planting of mature shrubs, plants and seasonal flowers. Multiple seating areas throughout the garden ensure that you make the best of the day enjoying the sun and views, perfect for entertaining and some al-fresco dining, and a secure and safe environment for children and pets alike.

Part of the U-shaped steading has been utilized in recent years to provide four kennels for rescue dogs whilst the remainder of the building retains some of the original livestock stalls. It is likely that those arriving at church on horseback used the steading for stabling. Also to the rear is a single garage which, along with the steading has power, light and a nearby water supply.



## WALLED GARDEN

# THE STEADING



Approximate Dimensions (Taken from the widest point)

**Ground Floor**

Dining Room	7.20m (23'7") x 4.20m (13'9")
Sitting Room	7.20m (23'7") x 4.60m (15'1")
Kitchen	7.00m (23') x 6.20m (20'4")
Utility	3.20m (10'6") x 2.20m (7'3")
Laundry Room	4.40m (14'5") x 1.80m (5'11")
Shower Room	2.10m (6'11") x 2.00m (6'7")

**First Floor**

Bedroom 1	6.04m (19'10") x 3.91m (12'10")
Sitting Area	2.73m (8'11") x 2.00m (6'7")
Bedroom 3	5.00m (16'5") x 3.90m (12'10")
Bedroom 4	5.00m (16'5") x 4.56m (15')
Jack and Jill Bathroom	3.40m (11'2") x 2.71m (8'11")
Bedroom 2	4.57m (15') x 4.39m (14'5")
Dressing Room	2.67m (8'9") x 1.15m (3'9")
En-suite Bathroom	2.67m (8'9") x 2.61m (8'7")

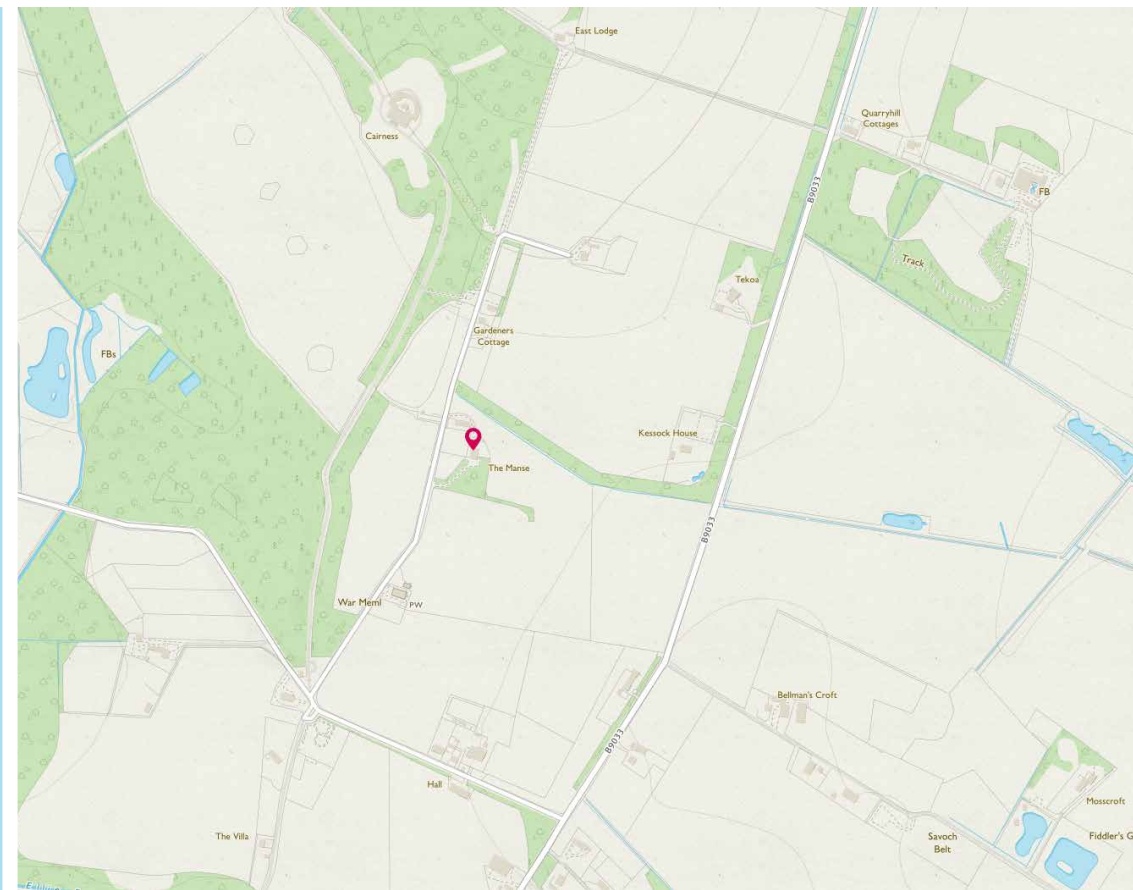
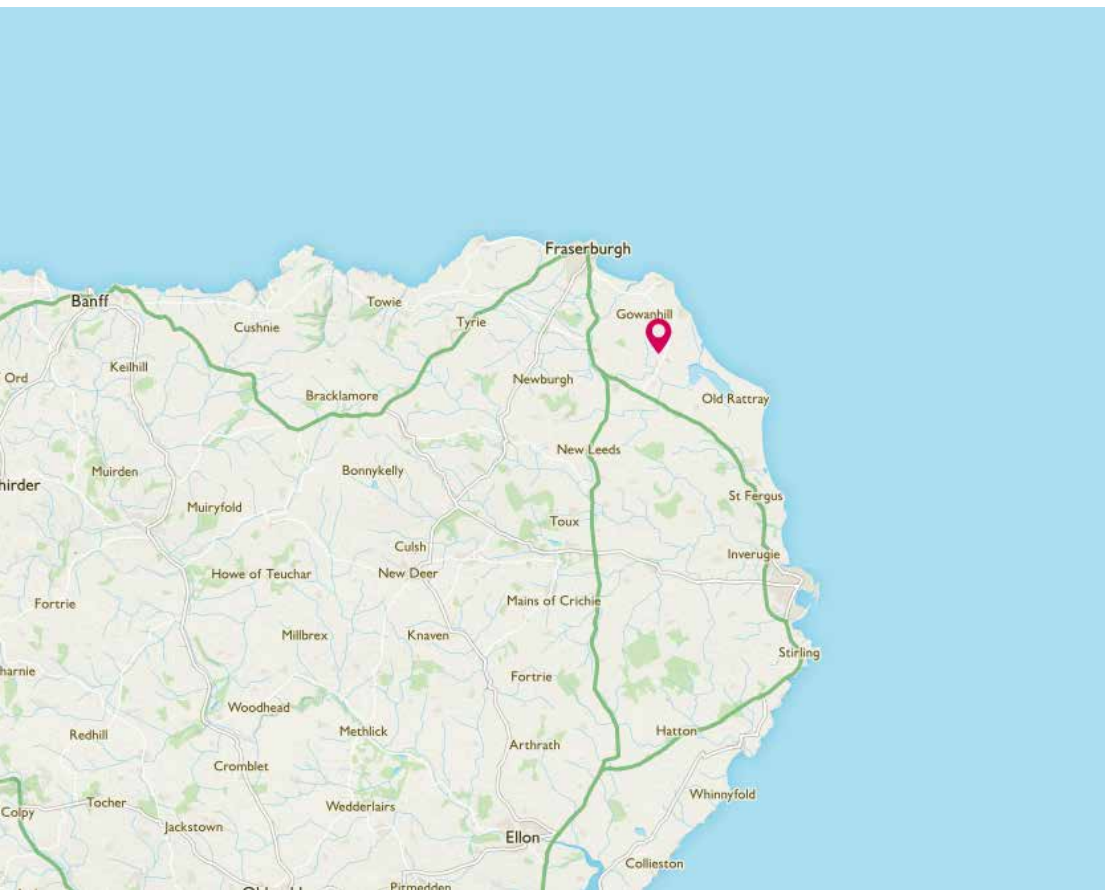
**Second Floor**

Bedroom 5	6.71m (22') x 4.50m (14'9")
Bedroom 6	6.41m (21') x 4.65m (15'3")
Bathroom	2.95m (9'8") x 2.73m (8'11")

Gross internal floor area (m<sup>2</sup>): 342m<sup>2</sup>

EPC Rating: E





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