

Coalford House

DRUMOAK, BANCHORY, AB31 5AR



Coalford house is a spacious detached steading conversion in pristine walk-in condition that offers an authentic taste of rural living



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McEwan Fraser Legal is delighted to present Coalford House, a stunning 5/6 bedroom converted detached steading at Coalford near Drumoack in rural Deeside. Coalford House is in pristine walk-in condition and offers an authentic taste of rural living despite being only one mile west of Peterculter, showcasing uninterrupted views towards Drumoak. The property sits on a mature wooded plot which extends to approximately one acre and affords complete privacy to the accommodation.

EXTERNALS



A chipped stone area at the house's entrance can accommodate at least eight cars: a double garage and three carports. A long stone path leads you to the front door and vestibule, where the accommodation is over two levels. A prospective buyer will observe the house is not visible through the tree canopy and shrubs, assuring this family home is afforded complete privacy.



The ground floor comprises a significant galleried lounge, large feature orangery, comfortable dining room, and modern kitchen, all accessible from the vestibule. The first floor is accessed via a stairway from the lounge and leads to a beautiful galleried area that currently functions as an airy work-from-home space; a double bedroom with exposed beams and a dual sink en-suite bathroom. From the kitchen is the passage, leading off of which are four/five generous double bedrooms and the family bathroom.

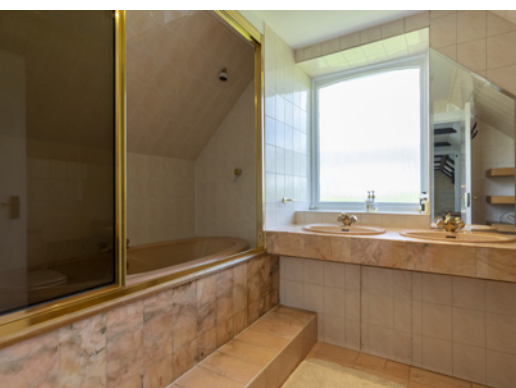
THE LOUNGE & MEZZANINE



The comfortable dual-aspect lounge with a vaulted ceiling and multi-fuel stove is full of natural soft light filtered by the tree canopy. The galleried mezzanine floor above amplifies the impact of this room. Moving clockwise to the orangery, you move from one high-impact space to another. This huge conservatory (32m²) can be accessed via the lounge or the dining room and has three exterior patio doors leading to the mature garden and treehouse.



MEZZANINE BEDROOM (6)



THE ORANGERY



Continuing clockwise, the dining room is furnished with a bespoke dining table comfortably sitting eight persons with exposed beams and engineered hardwood flooring creates a luxurious space. You step up from the dining room to the well-equipped family kitchen, a practical square with ample storage, induction hob and electric oven, dishwasher and integrated fridge freezer, two ceiling Velux windows, plus reflected light from the quality tiled floor makes this a bright, fresh family space. Moreover, underfloor heating and added Kingspan 100mm insulation ensure this is an energy and environmentally efficient space. Off the vestibule is a small convenient WC.

THE DINING ROOM



THE KITCHEN



reflected light from the quality tiled floor
makes this a bright, fresh family space



From the kitchen, you move through to the accommodation area: four/five generous double bedrooms and the family bathroom. The master bedroom is a large double room with an outlook over the rear garden, accessed via a patio door. The quality family bathroom is fully tiled and includes underfloor heating, a Jacuzzi bath, dual washbasins, double shower, ceiling lights and extensive fitted storage. The remaining four double bedrooms occupy this part of the house. They are all good-sized doubles, two having wardrobe storage. Bedroom 2, currently a home office, could also be converted to a walk-in wardrobe or en-suite for the master bedroom.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2/OFFICE & BEDROOM 3



BEDROOMS 4 & 5



EXTERNALS

The property is double-glazed throughout; mains water and a Biomass Boiler power the heating system. A septic tank and soakaway deal with wastewater. For broadband, there is a fast, reliable line-of-sight radio wave internet that supports an efficient work-from-home option whilst allowing household streaming concurrently.

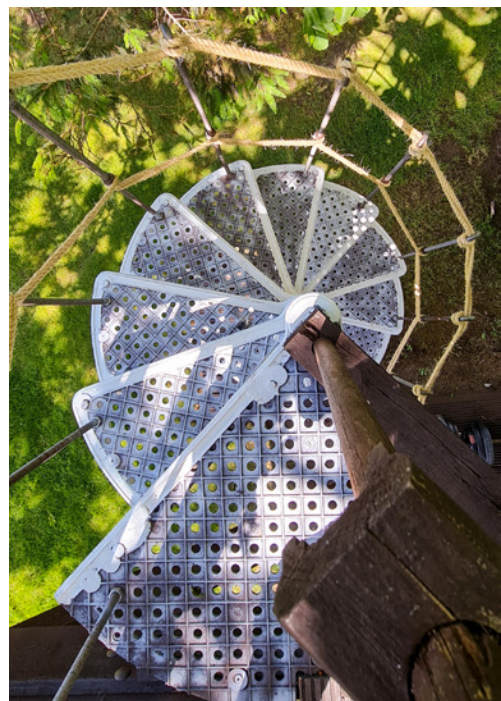


Externally, there is a substantial mature garden (lawn, trees and shrubs) which is fully fenced. However, the unique bespoke treehouse is the pièce de résistance; the lower decking boasts a perfect sheltered BBQ spot, while the upper decking, accessed by a spiral staircase, provides uninterrupted countryside views towards Banchory and is the ideal sundowner location. To the rear of the property is a beautifully discreet wooden shed housing the Biomass Boiler and bulk fuel store. There is wood storage and chopping area, plus a ride-on lawnmower shed.

Coalford house offers an opportunity to acquire a fully converted steading full of craftsmanship alongside functionality in a stunning rural setting that has been fine-tuned for a large family, multi-generational living, or business hosting.









FLOOR PLAN, DIMENSIONS & MAP

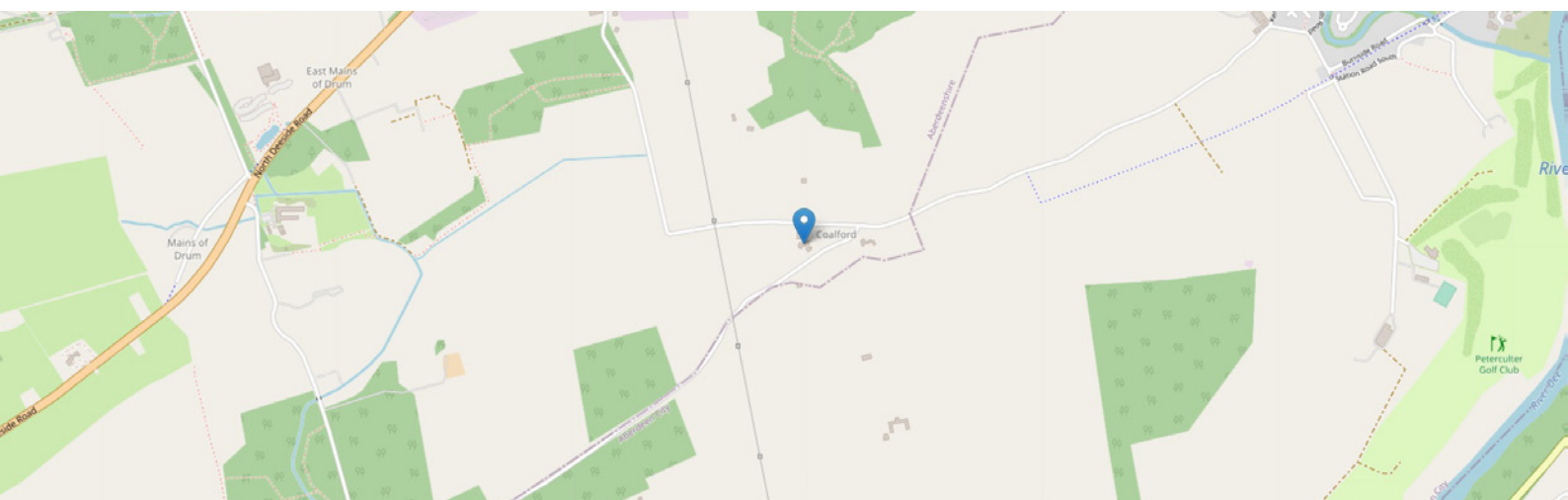


Approximate Dimensions
(Taken from the widest point)

Vestibule	5.00m (16'5") x 2.10m (6'11")
Lounge	10.00m (32'10") x 4.10m (13'5")
Mezzanine	4.40m (14'5") x 4.10m (13'5")
Bedroom 6	4.10m (13'5") x 3.50m (11'6")
En-suite	
Orangery	10.60m (34'9") x 3.00m (9'10")
Dining Room	4.40m (14'5") x 4.10m (13'5")

Kitchen	5.00m (16'5") x 5.00m (16'5")
Master Bedroom	5.60m (18'4") x 5.00m (16'5")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	4.30m (14'1") x 3.90m (12'10")
Bedroom 4	4.20m (13'9") x 3.60m (11'10")
Bedroom 5	3.40m (11'2") x 3.10m (10'2")
Bathroom	3.20m (10'6") x 3.10m (10'2")

Gross internal floor area (m²): 275m²
EPC Rating: D



THE LOCATION

The village is home to the historic Park Estate, originally a royal hunting park for King Robert the Bruce. Drum Castle – regarded by many as one of the finest castles in Scotland – is located close to the village within a scenic 400-acre estate during the summer months; it is one of Royal Deeside's top attractions.





The countryside setting of Drumoak offers residents many outdoor activities such as walking and cycling, with the village forming a stopping point along the famous Deeside Way from Aberdeen to Ballater in the Cairngorms National Park. There are also several excellent golf courses near Coalford, with Peterculter Golf Club, Deeside Golf Club and Banchory all under 10 miles away. Drumoak is well supplied in terms of local amenities, with its pub, village hall, village shop, bowling club and church. The property is within the catchment area of Peterculter Primary School, with the nearest secondary schools only 15 minutes away at Banchory or Cults Academy, both highly regarded. Peterculter is 1.3 miles by car, Drumoak is 2.5 miles, and Banchory is 9 miles, giving residents easy access to a health centre, shops, banks, post office, and supermarkets. The new Aberdeen Western Peripheral Route (Aberdeen Bypass) is only two miles away, providing quick, easy commuting from Stonehaven to Dyce Airport. A regular bus service connects Peterculter to Aberdeen city centre.



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