

# West Gowkhill Farmhouse

MAUD, ABERDEENSHIRE, AB42 5SE



*TRADITIONAL FARMHOUSE & STEADING CIRCA 1900 WITH  
APPROXIMATELY 7.5 ACRES OF AGRICULTURAL GROUNDS*



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McEwan Fraser Legal is delighted to offer to the market this 4-bedroom traditional stone and slate farmhouse, plus a steading and outbuildings, which the present owners during their long tenure have maintained and upgraded where and when necessary. Offering spacious and versatile living accommodations over two floors, presented to the market in walk-in condition. Further benefiting from, fresh neutral décor, double glazing with an oil-fired central heating system.

Its stunning peaceful location undoubtedly will make a fantastic family home with the potential to either redevelop the steadings and once permissions are granted it would also suit those that are looking for a potential small holding or equestrian facilities. Early viewing is a must and is highly recommended you will not be disappointed.





The spacious accommodation over two levels consists of; a welcoming porch leading to all further accommodation. To the rear of the property, there are two principal rooms, a formal dining room with a wood-burning stove / potential bedroom 4, the dining kitchen is fitted with a multitude of base and wall-mounted units with contrasting worktops and a mixture of integrated and stand-alone appliances.





6

7





The spacious lounge is flooded with natural light from dual-aspect windows a traditional wood-burning stove adds that touch of grandeur with patio doors leading to the conservatory and onto the front garden. A three-piece centrally located family bathroom with a shower over the bath and a small computer room completes the ground floor accommodation.







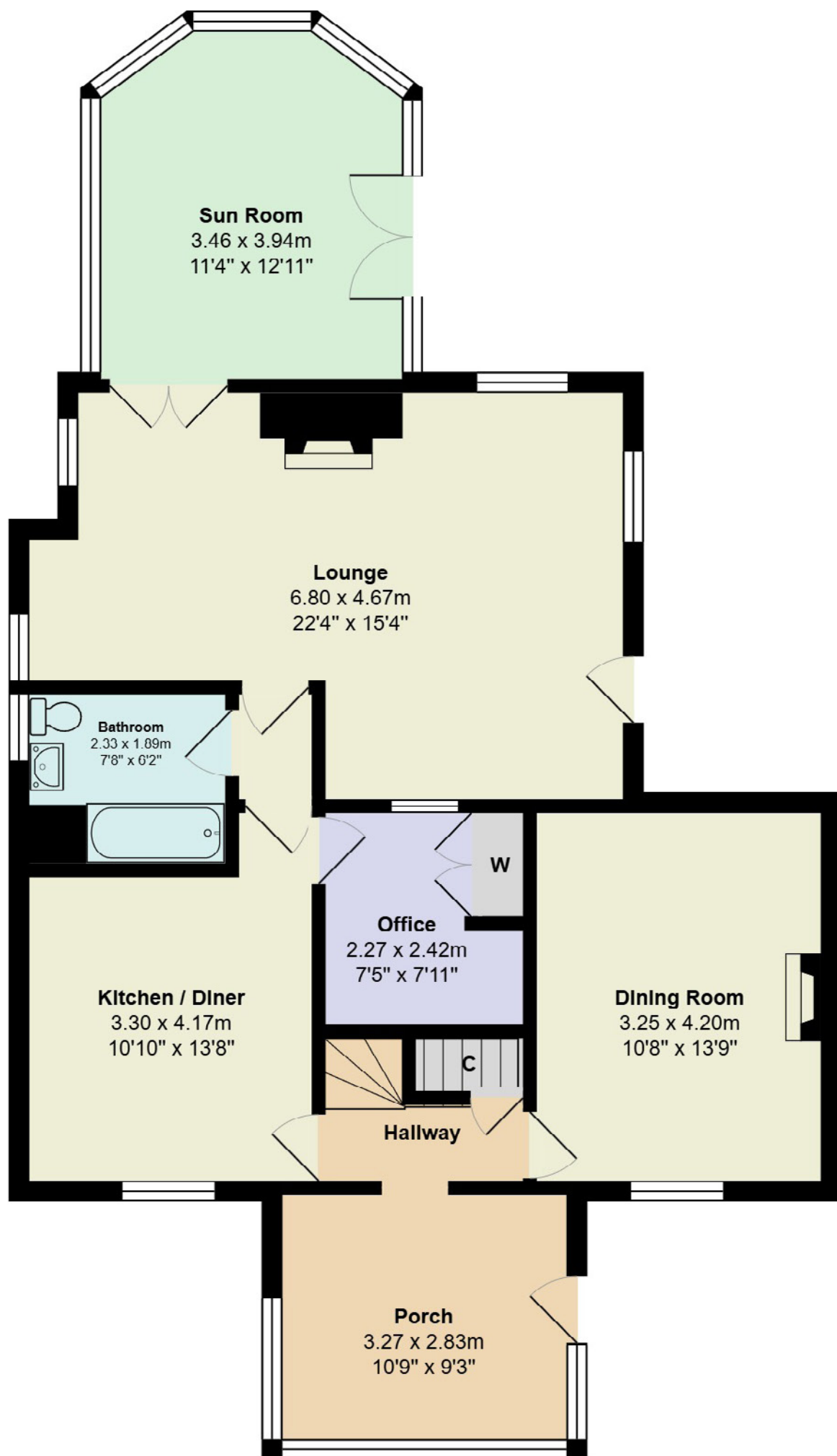


A carpeted staircase with wooden balustrades leads to the upper floor where you have a master bedroom with an en-suite shower with views over the countryside, there are two further double bedrooms. In addition, there are ample storage cupboards on both floors.

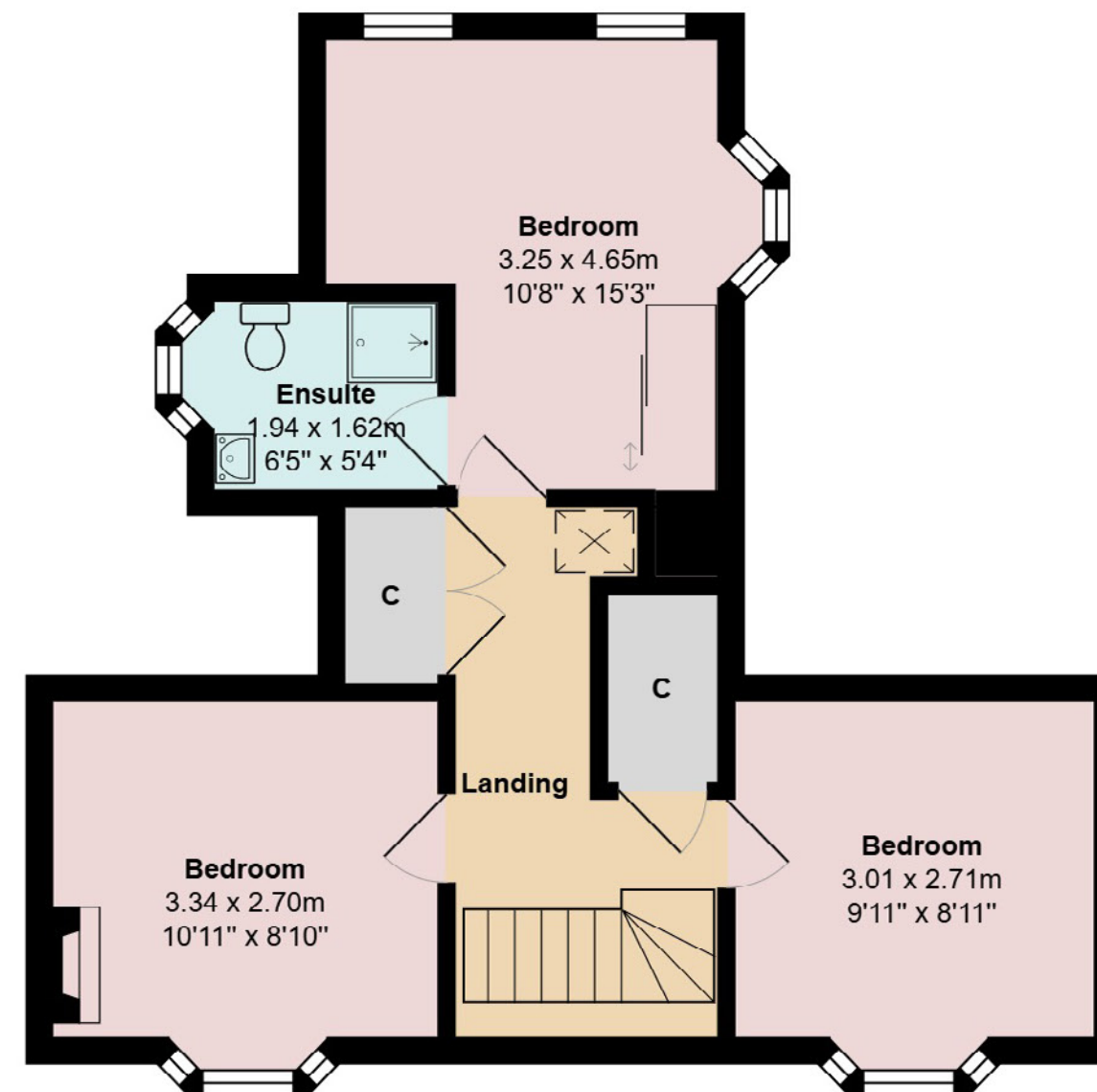








Gross internal floor area (m<sup>2</sup>): 132m<sup>2</sup>  
EPC Rating: E







There are extensive garden grounds to the front, rear and side of the property, bordered by a mixture of trees, a hedge and a fence laid mostly to lawn, with a mixture of mature shrubs plants and seasonal flowers that are awash with colour throughout.

A patio area from the conservatory and the summer house are the perfect spot for some alfresco dining and enjoying the views and wildlife. A fenced area from the rear porch provides a safe environment for children and pets.



## THE LOCATION

Gawkhill Farmhouse is set back from the B9028 on a private well-maintained track of approximately 400 metres situated in the Heart of Aberdeenshire an area of renowned mixed livestock and arable farming and exceptional beauty. The property is equidistant approximately 2.5 miles from the quaint and quiet villages of New Deer and Maud. Within both of these, you will find either a local convenience store, a primary school or a doctor's surgery.

The larger village of Mintlaw is approximately 7 miles to the east, this ever-expanding village is central Buchans largest village which offers a whole host of facilities second to none for a village of its size including renowned primary and secondary schooling, a selection of local shops including two convenience stores, supermarket, a pharmacy, a health centre, a dental practice, vets, a Post Office, a filling station with a large shop, garage, library, hotels and pubs, takeaway food outlets, garden centre.



The MACBI Community Hub offers a range of activities including multi-gym, sports facilities including an all-weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area, and a coffee shop.

There is easy access to the renowned Aden Country Park and the Formartine and Buchan line walkways. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns, especially Aberdeen City which lies approximately 29 miles south.

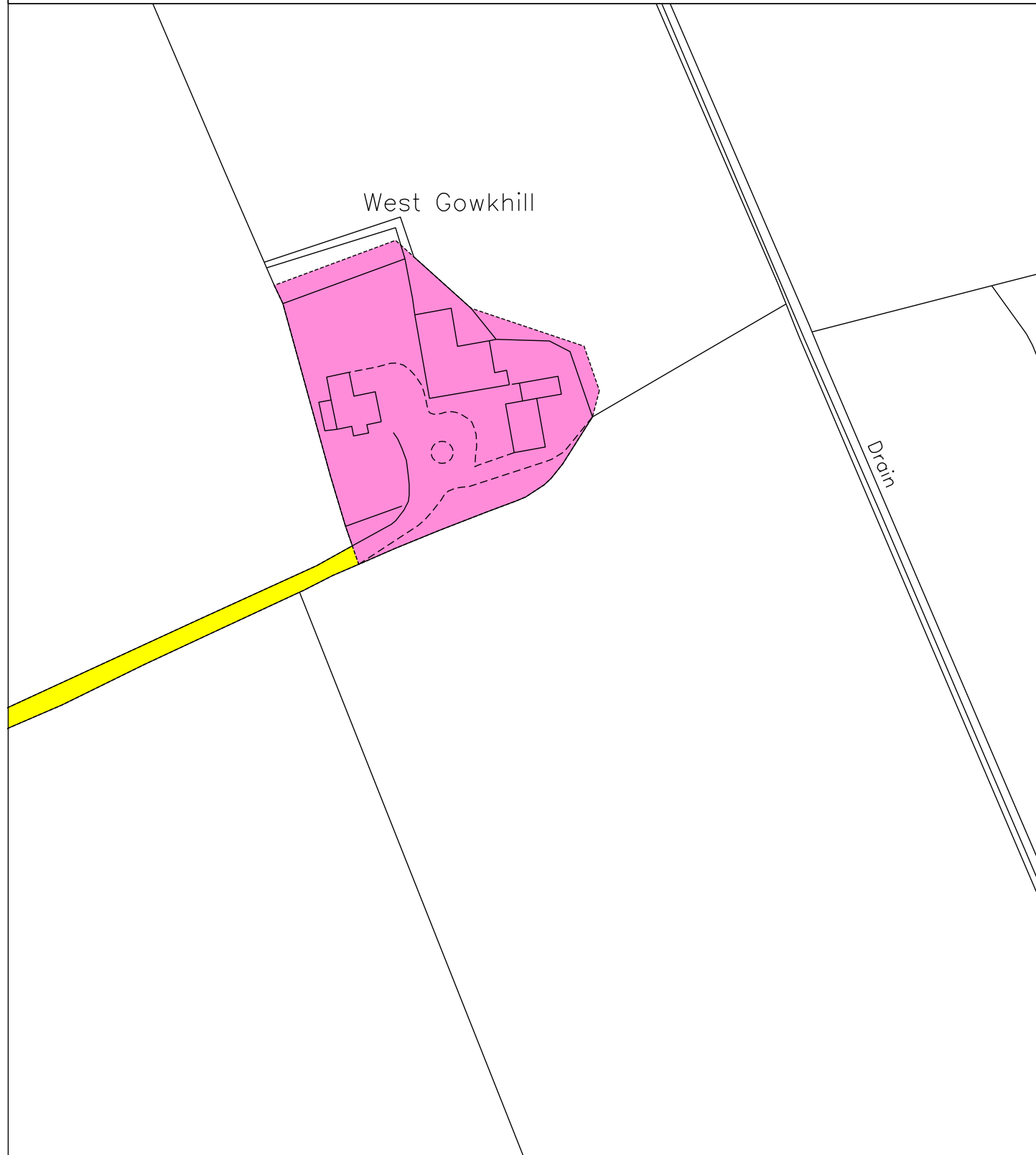








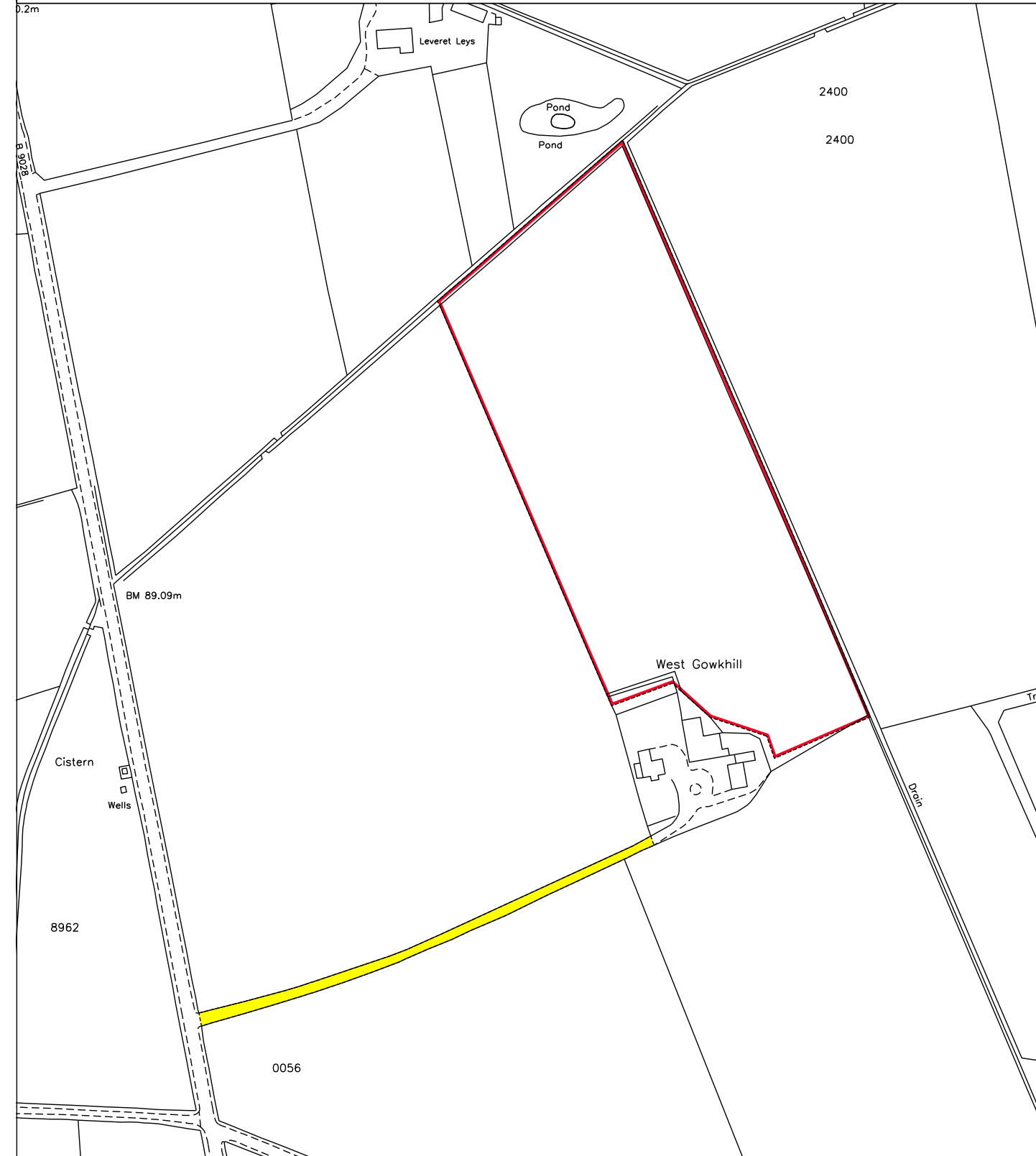
 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	9995 21/5/2010	<b>ABN24743</b>
 ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m	
	Survey Scale	
NJ8946 NJ9046	1/2500	

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 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	9995 21/5/2010	<b>ABN66677</b>
 ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m	
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NJ8946 NJ9046 NJ8947 NJ9047	1/2500	

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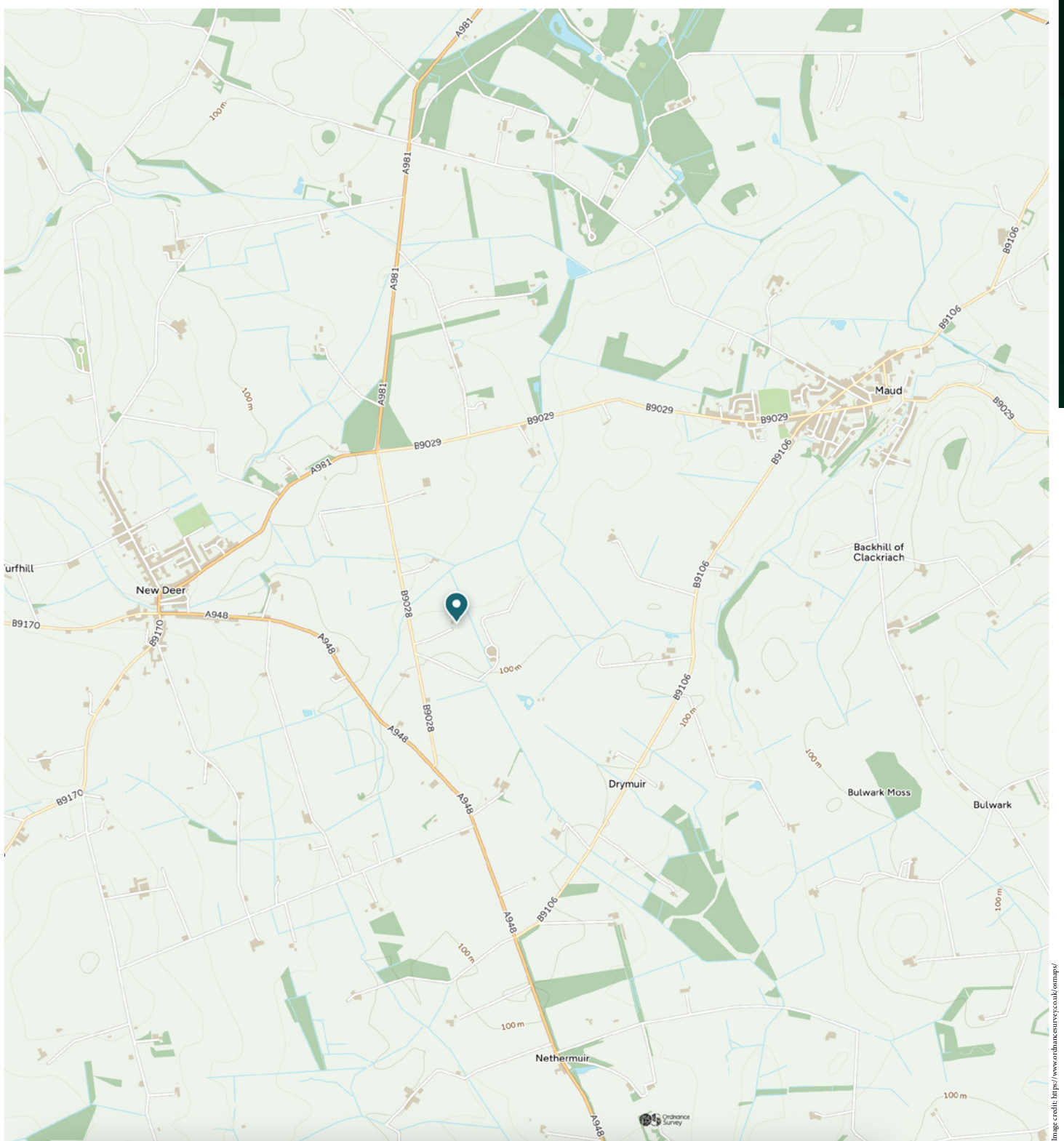


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