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Windsole
FORDYCE, BANFF, ABERDEENSHIRE, AB45 2XA

FORDYCE

BANFF, ABERDEENSHIRE, AB45 2XA

Windsole is located approximately two miles south of the historic village of Fordyce which can trace its origins back to the 7th century with the Castle dating from 1592, the village and surrounding area are well known for its beautiful countryside and gardens. The Fordyce gardens open day continues to be a major local attraction that showcases Fordyce and the local area often described as the northeast's prettiest village. The village has a strong local community with lots of different activities throughout the year. Within the village, there is pre-school and primary schooling available.

This spacious detached cottage is located in some spectacular rolling countryside and only a short drive to the Moray Coast where you will find some spectacular sandy beaches, Sandend and Cullen to name but a few, where you will find yourself completely alone with acres of sand stretching out in front of you, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds.

Approximately five miles north of the property is the seaside town of Portsoy a historic little place with its busy harbour and marina, all the normal facilities one would expect in a vibrant seaside town are available. There is pre-school and primary schooling with secondary schooling facilities available in the nearby towns of Buckie and Banff. Local shops can be found within the town centre, NHS health centre, Post Office, supermarket, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival.



WINDSOLE

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Windsole is a fantastic spacious detached cottage situated in a rural countryside location and minutes from the picturesque, village of Fordyce. Offering spacious living accommodation over one level which the present owners during their tenure have upgraded to an exceptional standard. The owners have recently added an en-suite shower room and separate family bathroom. The property further benefits from double glazed windows, oil-fired heating system and fresh decor throughout.

With its stunning peaceful country location, this cottage will make a fantastic home or would be ideal for a professional couple with the two large stone outbuildings adding huge potential as a workshop or further accommodation once the relevant planning permission was applied for and granted.

The property consists of a large bright lounge with dual aspect windows and wood-burning stove, country kitchen with multiple wall and base mounted units with contrasting worktops, master bedroom with en-suite shower room, a further double bedroom and a family bathroom. In addition, there are ample storage cupboards throughout the property.

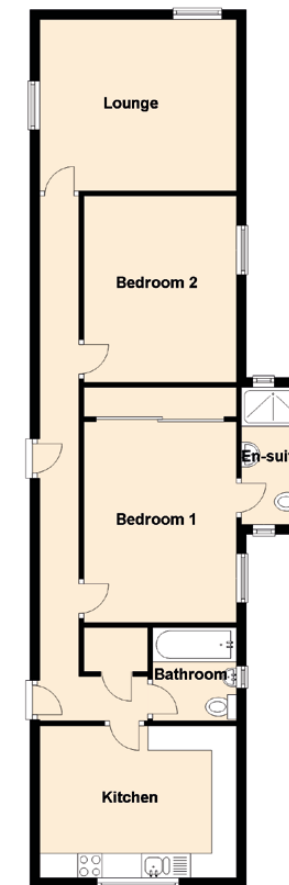
The gardens that surround the property are laid mostly to lawn with the exception to part of the front lawn which is laid to decorative stone chip. All of which are fenced on all sides making a safe environment for children and pets alike. There is sporadic planting of mature shrubs trees and seasonal flowers. A fantastic small orchard with various fruit trees completes the garden. Two large stone outbuildings (small barns) detached from the property are secure wind and watertight and add huge potential to this fantastic property.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	4.10m (13'5") x 3.10m (10'2")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
En-suite	2.80m (9'2") x 1.30m (4'3")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Barn Near House	12.90m (42'4") x 4.60m (15'1")
Barn Furthest From House	12.90m (42'4") x 5.10m (16'9")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): All fitted floor coverings, blinds and light fittings.

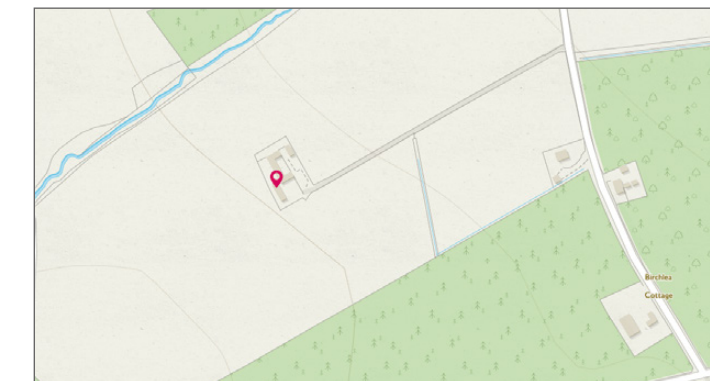


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