




McEwan Fraser Legal
Solicitors & Estate Agents
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Brownhill of Bruxie

MAUD, PETERHEAD, ABERDEENSHIRE, AB42 5PB



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McEwan Fraser Legal is delighted to give you the opportunity to acquire this superb three-bedroom detached farmhouse situated in a picturesque rural location in approximately two acres of grounds and minutes from the quaint and quiet village of Maud.

The property boasts spacious living accommodation over two floors which the present owners have renovated, modernized when and where necessary to an exceptional standard with no expense spared. Recent upgrades include the bathroom that oozes grandeur, the snug, sunroom and utility, as well as two multi-fuel stoves. The owners have also retained a wealth of original features such as high ceilings with magnificent cornices, pitch pine panelled doors and high skirting boards to name but a few. The property is presented to the market in walk-in condition with immaculate décor, generous room sizes; double glazing and oil fired central heating. This original farmhouse with its substantial accommodation, mature gardens and grounds, will make a superb family home for a young family with room to grow. Perfect for someone with equestrian interests or a potential smallholding once the relevant licence was applied for and granted. Early viewing is highly recommended you will not be disappointed.

Enter through the large front door to the vestibule and on to the elegant hallway. Triple aspect lounge with multi-fuel fire and formal dining area with views to the large front garden, bedroom 3/snug, high-quality kitchen fitted with a wide range of wall and base mounted units contrasting worktops

and superior integrated appliances with a large central island completing the kitchen, access from the kitchen to the utility room with guest WC and shower room, and summer room. A carpeted staircase with wooden balustrade leads to the first floor where you have a huge centrally located family bathroom with roll-top bath and a separate shower cubical and underfloor heating. Two large bright double bedrooms with views over the rolling countryside.

Access to the property is from the A950 through a gated private driveway. Follow the extensive tree-lined drive that leads to the rear of the property where there is ample parking for multiple vehicle types. The farmhouse is surrounded by the private walled and fenced garden with various areas of lawn and borders containing an abundance of shrubs plants, mature trees and seasonal flowers. Different seating areas around the property are perfect for entertaining and some “Alfresco dining” whilst enjoying the sun. A large double garage with workshop that has power light and water and a carport completes the garden.

There are approximately 1.5 acres of paddocks, one currently being used as a dog training facility which is fully enclosed the other being used as grazing for sheep.





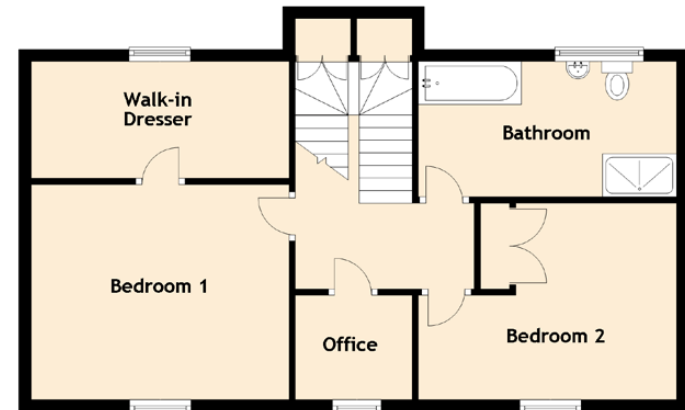
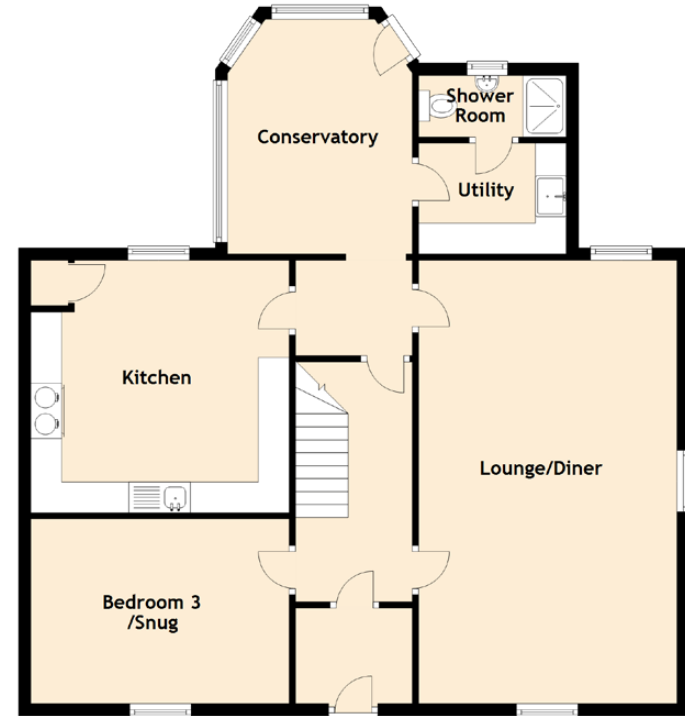
“ presented to the market in walk-in condition with immaculate décor ”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

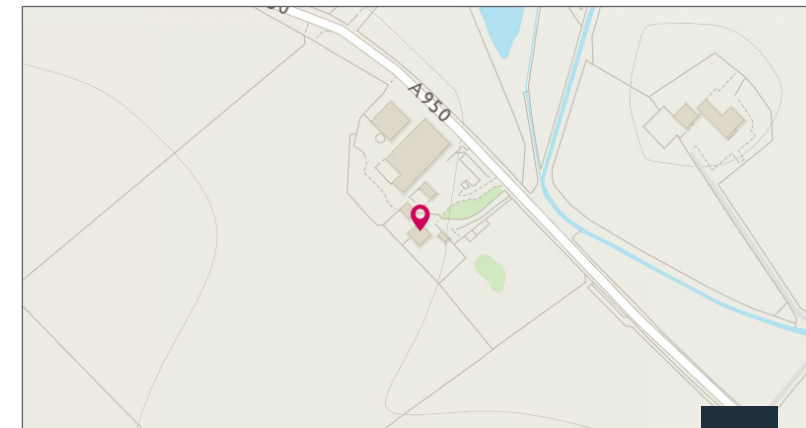
Ground Floor	
Lounge/Diner	7.20m (23'7") x 4.20m (13'9")
Kitchen	4.10m (13'5") x 3.90m (12'10")
Conservatory	4.10m (13'5") x 3.00m (9'10")
Utility	2.40m (7'10") x 1.80m (5'11")
Shower Room	2.40m (7'10") x 1.00m (3'3")
Bedroom 3/Snug	4.20m (13'9") x 3.00m (9'10")

First Floor	
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Walk-in Dresser	4.20m (13'9") x 1.90m (6'3")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Office	1.90m (6'3") x 1.70m (5'7")
Bathroom	4.10m (13'5") x 2.20m (7'3")

Gross internal floor area (m²): 165m² | EPC Rating: F

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

Services: Mains electricity, solar panels, mains water and private drainage to a soakaway with oil fired gas central heating.





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Part
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