



*Secluded Semi-rural location, close to a popular village
set in 3.28 acres and with stunning views*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser are delighted to offer the discerning buyer the opportunity to acquire this impressive detached five-bedroom property situated in a secluded rural position with uninterrupted views of the surrounding countryside and conveniently located in the peaceful village of Cornhill. The original steading with its gravel courtyard, surrounded by a selection of versatile stone outbuildings still retains its period charm while benefiting from a spacious extension and a range of contemporary features.

Professionally renovated and upgraded to an exceptional standard, the property sensitively combines the character of the original cottage with the benefits of modern living to create a unique and spacious home. A wealth of period features such as the wash house, exposed stonework; pitch pine-panelled doors and fireplaces have been thoughtfully retained to reflect the history of this property. Recent upgrades include a spacious kitchen/diner, oak panelled style uPVC doors, new LPG tank, complete external drainage system, wood burning stove, roofing on outbuildings, landscaping, new floor coverings, light fittings and a total redecoration in a soft neutral tone.

The property benefits from uPVC doors and double-glazed windows throughout and is presented to the market in an immaculate walk-in condition

THE SITTING ROOM



The property consists of a large elegant sitting room/sunroom with bay windows and French doors offering views of the private landscaped garden on three sides and complemented by a large Scandinavian style, wood burning stove, beautifully panelled ceiling, and granite tiled floor with underfloor heating leading into the spacious modern kitchen.

THE DINING KITCHEN



Fully fitted in a contemporary farmhouse style with larder storage, an electric range cooker, concealed appliances, and granite tiled floor with underfloor heating. With views of the outdoor breakfast area, it reflects the balance of traditional and contemporary which is the theme of this elegant country property.



THE DINING AREA



Leading on beyond the elegant yet cosy, cottage-style dining area overlooking the garden, is a spacious second lounge/reading room with wainscoting panelled walls, complete with concealed storage, dual aspect uPVC sash style windows, wood burning stove and floor-to-ceiling bookcases, making this room the perfect place to snuggle up or chill out.

THE LOUNGE



THE REAR VESTIBULE & UTILITY

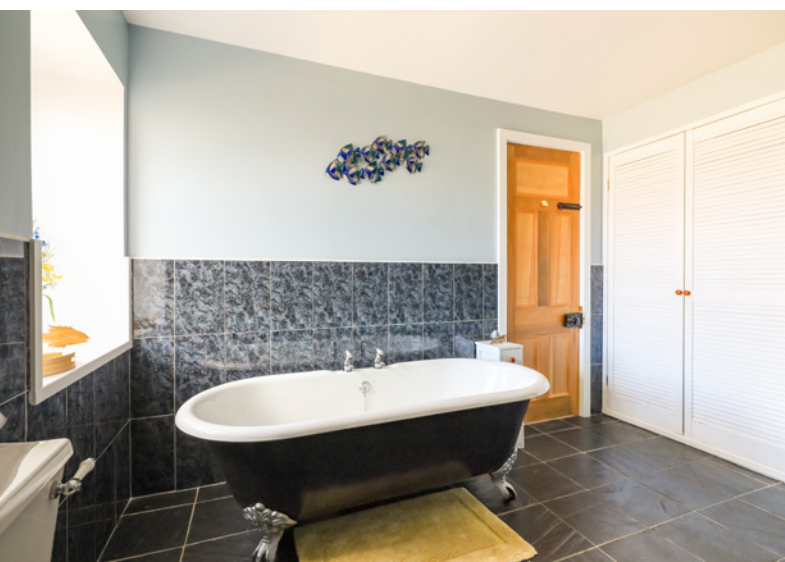


To the rear of the property, a light and generously proportioned vestibule with French doors and a tiled floor offer a welcoming and practical entrance to this beautiful country home. In addition, a bright and spacious utility room with ample storage and space for white goods creates the perfect overspill larder or laundry room.



The property benefits from a large family bathroom with a spacious walk-in corner mains water shower via the instantaneous boiler, sink, W.C., roll-top bath on ball and claw feet, slate-tiled floor with underfloor heating and floor-to-ceiling storage cupboard. In addition, a second shower room with sink, W.C. and walk-in electric shower is ideal for guests and provides convenient access when enjoying the outdoor lifestyle that this property offers.

THE BATHROOM & SHOWER ROOM



The bedrooms are accessed from both parts of the house and have separate landings. The bedrooms consist of two large super king-size bedrooms accessed via the sitting room, with two spacious king-size rooms and one light and airy queen-size room accessed via the stairs in the dining area.

Landing above sitting room



Landing above dining area



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



This extended farmhouse with its substantial accommodation, private landscaped gardens, outbuildings, carport, garage/workshop, paddocks and hard-standing areas, will make a superb family home. Would also suit the extended family and those with a smallholding, equestrian or business interests. This is an absolute must-view and you will not be disappointed.

The extensive south-facing gardens are shielded by mature conifer trees and hedges and laid mostly to lawn with landscape features utilising local stone and gravel interspersed with beds and borders, filled with mature flowering shrubs and cottage garden perennial flowering plants.

The beautiful, landscaped grounds views and privacy that this property offers, present a number of delightful areas that are perfect for entertaining, recreation or just relaxing and enjoying the spectacular views.

GARDENS & VIEW





The property sits within an area of 3.28 acres and is fully fenced, walled and gated. Parking for several vehicles can be easily accommodated within the steading including covered parking for two vehicles, bay parking for three vehicles and courtyard parking for visitors. All three outbuildings have power and light and have recently benefitted from professional renovation to a high standard.

The property has mains electricity and water, with oil fire central heating, private drains to a septic tank and soakaway.

OUTBUILDINGS & FIELDS



FLOOR PLAN, DIMENSIONS & MAP



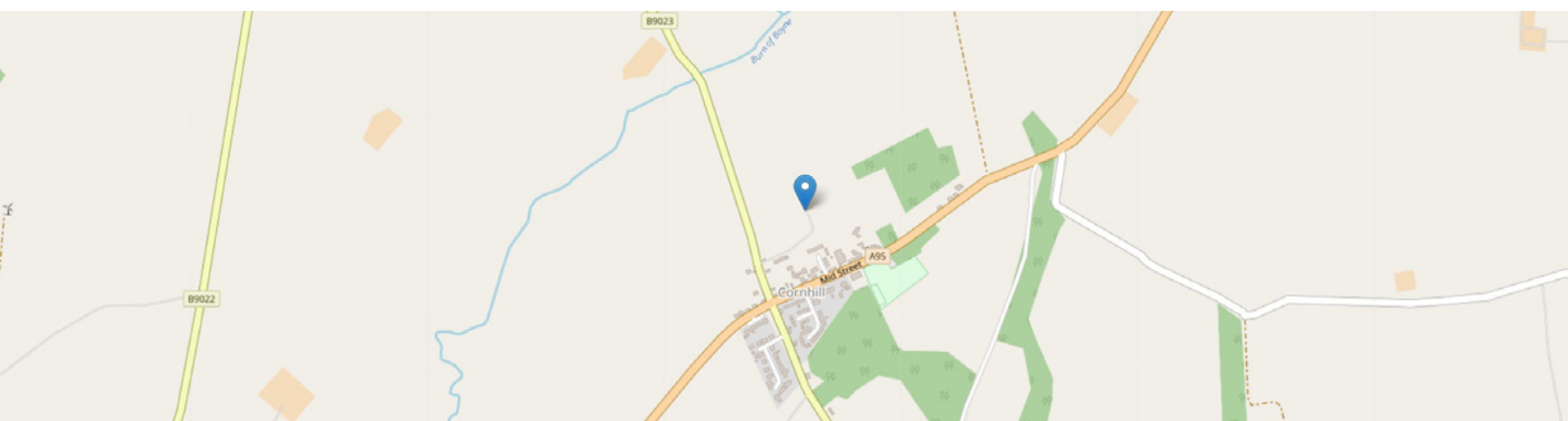
Approximate Dimensions (Taken from the widest point)

Sitting Room	7.00m (23') max x 5.00m (16'5")
Dining Kitchen	5.00m (16'5") x 3.80m (12'6")
Entrance Hall/Dining Area	6.20m (20'4") x 4.10m (13'5")
Lounge	6.20m (20'4") x 4.10m (13'5")
Bathroom	3.80m (12'6") x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.60m (5'3")
Rear Vestibule	3.00m (9'10") x 2.20m (7'3")
Utility	2.20m (7'3") x 1.80m (5'11")
Bedroom 1	5.00m (16'5") x 4.00m (13'1")

Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bedroom 3	3.70m (12'2") x 3.34m (10'11")
Bedroom 4	4.50m (14'9") x 3.60m (11'10")
Bedroom 5	3.60m (11'10") x 2.60m (8'6")
Outbuilding 1	20.00m (65'7") x 4.50m (14'9")
Outbuilding 2	12.50m (41') x 4.10m (13'5")
Outbuilding 3	13.40m (44') x 5.70m (18'10")

Gross internal floor area (m²): 203m² | EPC Rating: E

Extras: All fitted floor coverings, blinds curtains and light fitting. (Except ground floor curtains)



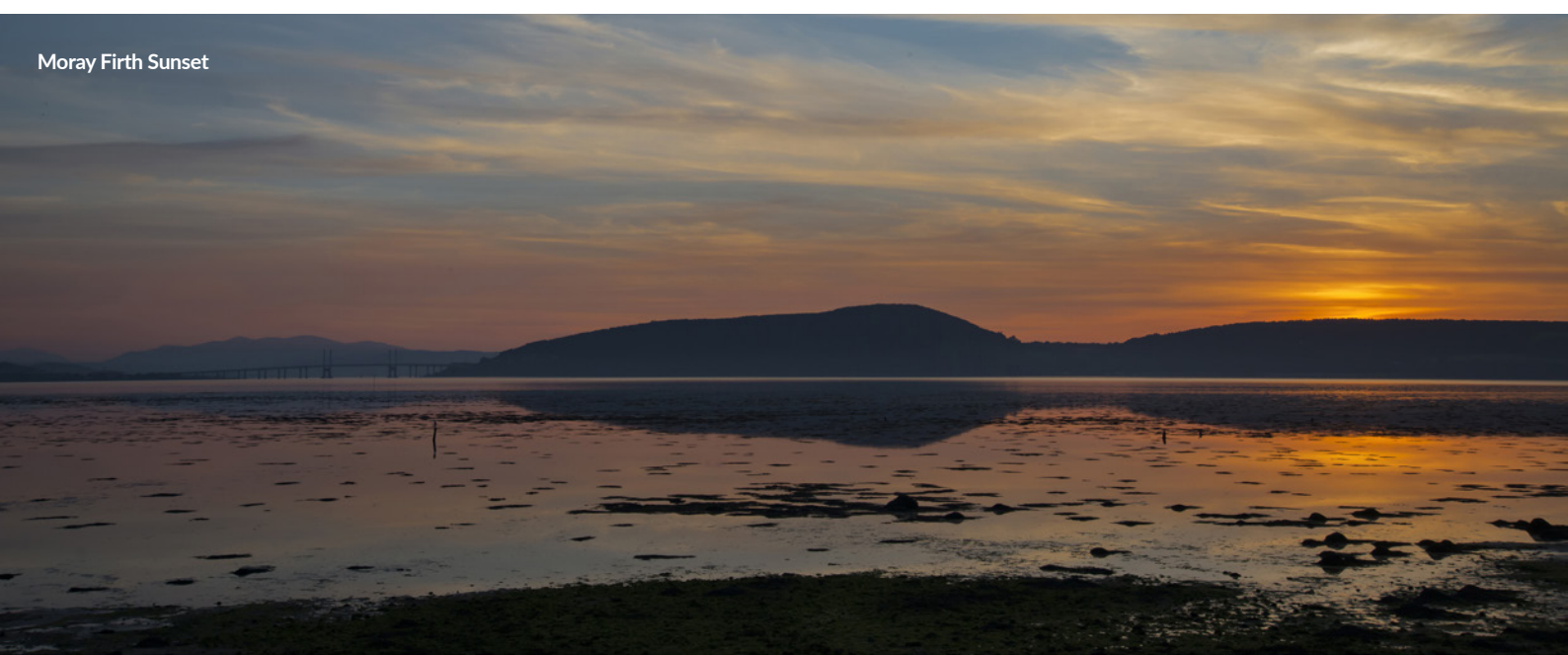
THE LOCATION

Situated on the outskirts of the picturesque village of Cornhill, which can trace its origins back to the 7th century, with the nearby Castle of Park being built in the 16th Century. The village and surrounding area are well known for their beautiful gardens that are awash with colour in the summer. Within the village, there is a general store/Post Office, garage, pub, and church. A short drive and you are at the local primary school of Ordiquhill.

Royal Duff House Golf Course, Macduff Distillery and the River Deveron



Moray Firth Sunset





Knock Hill

The property is located a few miles from some of the most talked about beaches on the Moray Firth coast, Sandend and Cullen to name but a few. There you can find yourself completely alone with acres of sand stretching out in front of you, with an abundance of wildlife that frequents these shores from seals and dolphins to numerous species of birds. There are numerous leisure facilities available, including a multitude of immaculate 18-hole golf courses. Duff House Royal and the famous Royal Tarlair are both located in the popular seaside towns of Banff and Macduff. The angler is spoilt for choice with the river Deveron and Spey famous for their salmon and trout, beaches, rugged coastline and sea angling all locally.

Approximately four miles to the north from the property is the historic seaside town of Portsoy with its centuries-old harbour, where all the usual facilities one would expect, can be found including further primary schooling, with secondary schooling facilities available in the towns of Banff, Huntly or Keith. A variety of local shops including an NHS health centre, post office, supermarkets, restaurants, cafés, and pubs, all of which add to the appeal of this area, are frequented by numerous visitors, especially during peak seasons and the famous local Portsoy Boat Festival.



Fordyce Castle



Portsoy Harbour



Sandend Pier

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.