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Mill Of Towie

AUCHTERLESS, TURRIFF, AB53 8EP



THE AREA

AUCHTERLESS, TURRIFF

This superior detached former mill is set back from B992 and approximately half a mile from the A947 one of the main arterial routes to the city of Aberdeen. Nestled in some spectacular countryside equidistance to the tranquil and historic villages of Auchterless and Fyvie, with the nearby Fyvie Castle dating back to as early as the 13th Century. The villages and surrounding areas are well known for their beautiful gardens that are awash with colour throughout the seasons. Both Fyvie and Auchterless have pre and primary schooling.

The country town of Turriff is approximately 4 miles north and lies in the heart of rural Aberdeenshire, south of the coastal towns of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned for its welcoming community. It has highly regarded primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, sports centre, and golf course with salmon and trout fishing on the Rivers Deveron and Ythan.

THE PROPERTY

MILL OF TOWIE

Mill of Towie Auchterless of circa 1710 is quite simply a one-of-a-kind renovation of a former mill which has been converted and reinstated to the highest of specifications, with the skill of professional trade persons and the use of quality materials being evident at every turn of this exceptional property. The property is presented to the market in an immaculate walk-in condition, with generous room sizes over 3 levels that also incorporate mezzanine levels that allow for modern-day and versatile family living.

Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures and fittings offering luxury and comfort throughout and further benefitting from full double glazing with oil-fired central heating. Its spacious living accommodation is an ideal purchase for those looking for a one-of-a-kind property in a beautiful, peaceful setting. Its versatile living accommodation would suit the young family with room to grow the extended family or the professional couple.

The heart of this home is its stunning handmade oak dining kitchen which has been expertly fitted with many appealing features including oak worktops, a movable island come breakfast bar, a Belfast sink, oil-fired AGA and stunning exposed beam and stone wall. Fantastic socialising space is also provided by the large lounge and games room with a vaulted ceiling and feature skylight.

Another great space this home has to offer is the family room with a multi-fuel stove and generous sunroom with an exposed sandstone wall, water feature and views over the garden. The master bedroom offers ample space for free-standing furniture and benefits from built-in wardrobes and a luxurious en-suite bathroom. Completing the top floor accommodation are three bedrooms and a family bathroom.





Approximate Dimensions (Taken from the widest point)

LOWER GROUND FLOOR

Dining Kitchen	8.99m x 7.54m (29'6" x 24'9")
Utility Room	4.50m x 3.81m (14'9" x 12'6")
Boot Room	1.44m x 1.92m (4'9" x 6'4")
Cloakroom	1.36m x 1.66m (4'6" x 5'5")

LOWER MEZZANINE LEVEL

Family Room	7.67m x 3.76m (25'2" x 12'4")
Sun Room	9.35m x 3.68m (30'8" x 12'1")
Shower Room	2.60m x 1.44m (8'6" x 4'9")

GROUND FLOOR

Entrance Hall	4.75m x 4.69m (15'7" x 15'5")
Lounge	7.54m x 4.42m (24'9" x 14'6")
Games Room	4.57m x 4.42m (15' x 14'6")

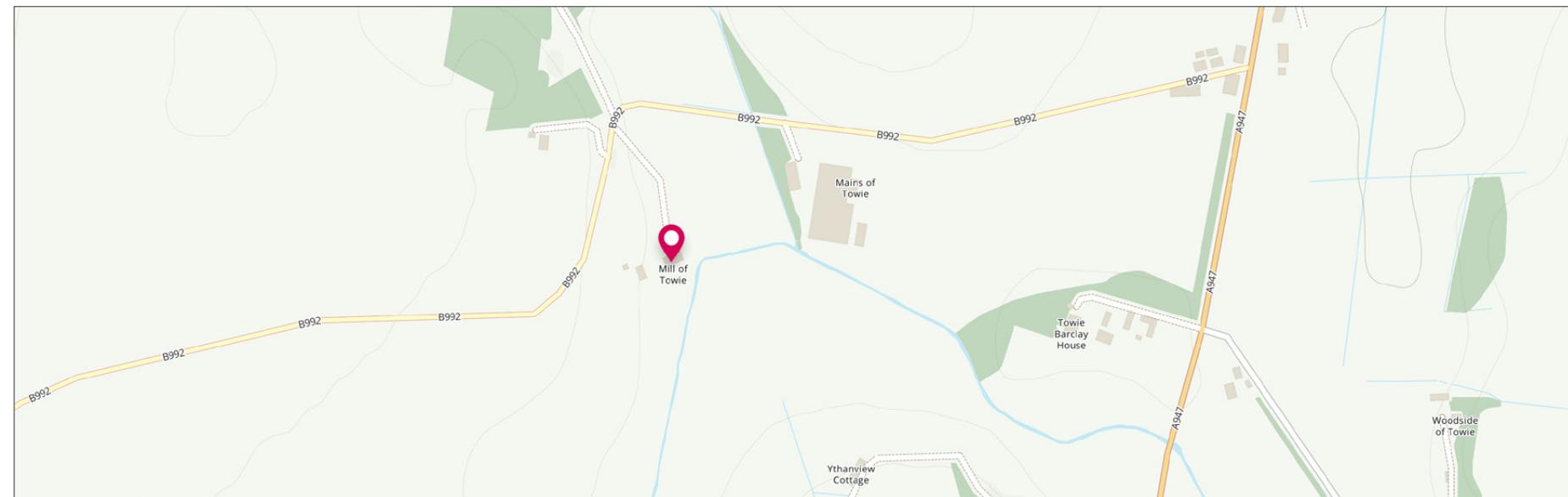
UPPER MEZZANINE LEVEL

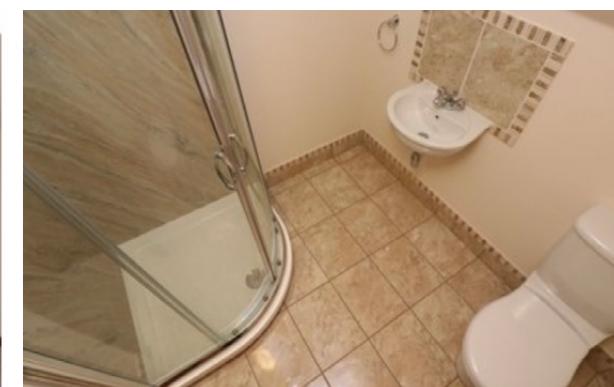
Landing	3.00m x 1.30m (9'10" x 4'3")
Master Bedroom	5.31m x 3.63m (17'5" x 11'11")
En-suite Bathroom	2.57m x 3.63m (8'5" x 11'11")

FIRST FLOOR

Landing	4.42m x 4.24m (14'6" x 13'11")
Bedroom 2	4.80m x 2.51m (15'9" x 8'3")
Bedroom 3	5.00m x 2.36m (16'5" x 7'9")
Bedroom 4	4.80m x 2.80m (15'9" x 9'2")
Family Bathroom	3.41m x 2.13m (11'2" x 7')

Gross internal floor area (m²): 305m²
EPC Rating: E





The annexe offers a fully fitted kitchen, lounge, bedroom, shower room and balcony, perfect for accommodating a guest, family and friends, or a fantastic Air B&B. Early viewing is essential to fully appreciate this stunning home on offer, you will not be disappointed.




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