



# THE COTTAGE

NEWTON OF ARDONALD / CAIRNIE / BY HUNTLY / AB54 4UB

IDYLIC STONE FARM HOUSE IN A STUNNING, TRANQUIL COUNTRYSIDE LOCATION. FULLY RENOVATED WITH IMMACULATE GARDENS AND 24 ACRES



 **McEwan Fraser Legal**

Solicitors & Estate Agents





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Idyllic stone farm house in a stunning, tranquil countryside location. Fully renovated with immaculate gardens and 24 acres

## AREA

Newton of Ardonald is an ideal location for equestrian enthusiasts, dog lovers or those looking for complete privacy with the potential to expand into leisure activities.

Situated in rolling countryside, the property is in the heart of one of the most stunning areas of east Scotland, renowned for its multitude of sporting pursuits. Enjoy salmon fishing

on the Rivers Deveron and Findhorn and the world famous Spey. The nearby Cairngorm mountains provide opportunities for hill walking and skiing, with excellent golf courses in Banff, Macduff, Dufftown and Keith to name but a few.

The nearby towns of Dufftown and Keith are also in the heart of Speyside malt whisky country and its ever popular whisky trail.

Just a short drive away is the coastal footpath of the Moray Firth with acres of beautiful sandy beaches, dramatic cliffs and an abundance of wildlife ranging from dolphins and seals to numerous species of birds.



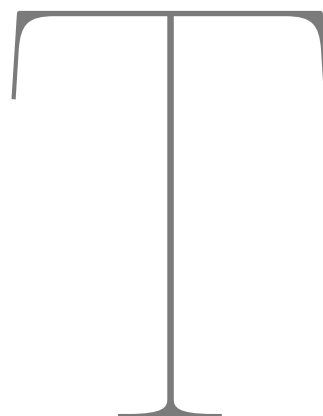




DINING AREA



## PROPERTY



he Cottage, Newton of Ardonald offers many options for a new home owner. Extremely comfortable, modern day living, in a totally renovated traditional farmhouse. Set in a beautifully

tranquil and rural location, approximately 5 miles from the historic towns of Huntly and Keith, yet very commutable to the cities of Aberdeen or Inverness by road or rail.

This stunning property also has a large 'U' shaped steading with full planning permission and building warrant for a single dwelling. Or, subject to planning approval, could be split into two dwellings or holiday lets. With 24 acres, 15 of which were planted with trees in 2012, all contained within deer proof fencing with mown pathways running throughout and an

area in the top field for a holiday log cabin (subject to planning), this alone could be a sound leisure business opportunity. There is also an excellent 5 acre paddock opposite the cottage. The large rear garden has a log cabin, previously used as an office, and purpose built 'Reeves' dog kennels featuring heated sleeping areas with individual runs, lighting and food store.

If you are looking for a stunning property with potential to extend, the country life with equestrian facilities, an escape from it all, or a business/investment opportunity, then Newton of Ardonald could be for you.



LOUNGE



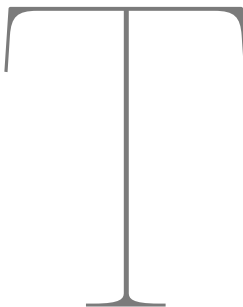


KITCHEN WINDOW VIEW



KITCHEN & GARDEN ROOM

## PROPERTY



The Cottage is a traditional stone and slate farmhouse and thought to date from the early 19th century.

Benefiting from a comprehensive complete bare brick renovation from the ground floor

up in 2008 by the current owner using professional local trades personnel. This stunning cottage now has oil fired underfloor heating on the ground floor with radiators upstairs. Full double glazed windows and doors with efficient 'Charnwood' wood burning stoves in the living room and dining kitchen.

The property exudes grandeur with quality fittings and furnishings throughout, stunning dining kitchen

with integrated appliances and quality bathroom. A number of original features have also been retained including open-stone fireplaces and exposed natural timber ceiling beams.

The accommodation comprises of an entrance lobby, living room, dining kitchen, bathroom, and garden room, with two bedrooms and W/C on the first floor.



WC



BEDROOMS



“...the property exudes grandeur with quality fittings and furnishings throughout...”



FAMILY BATHROOM





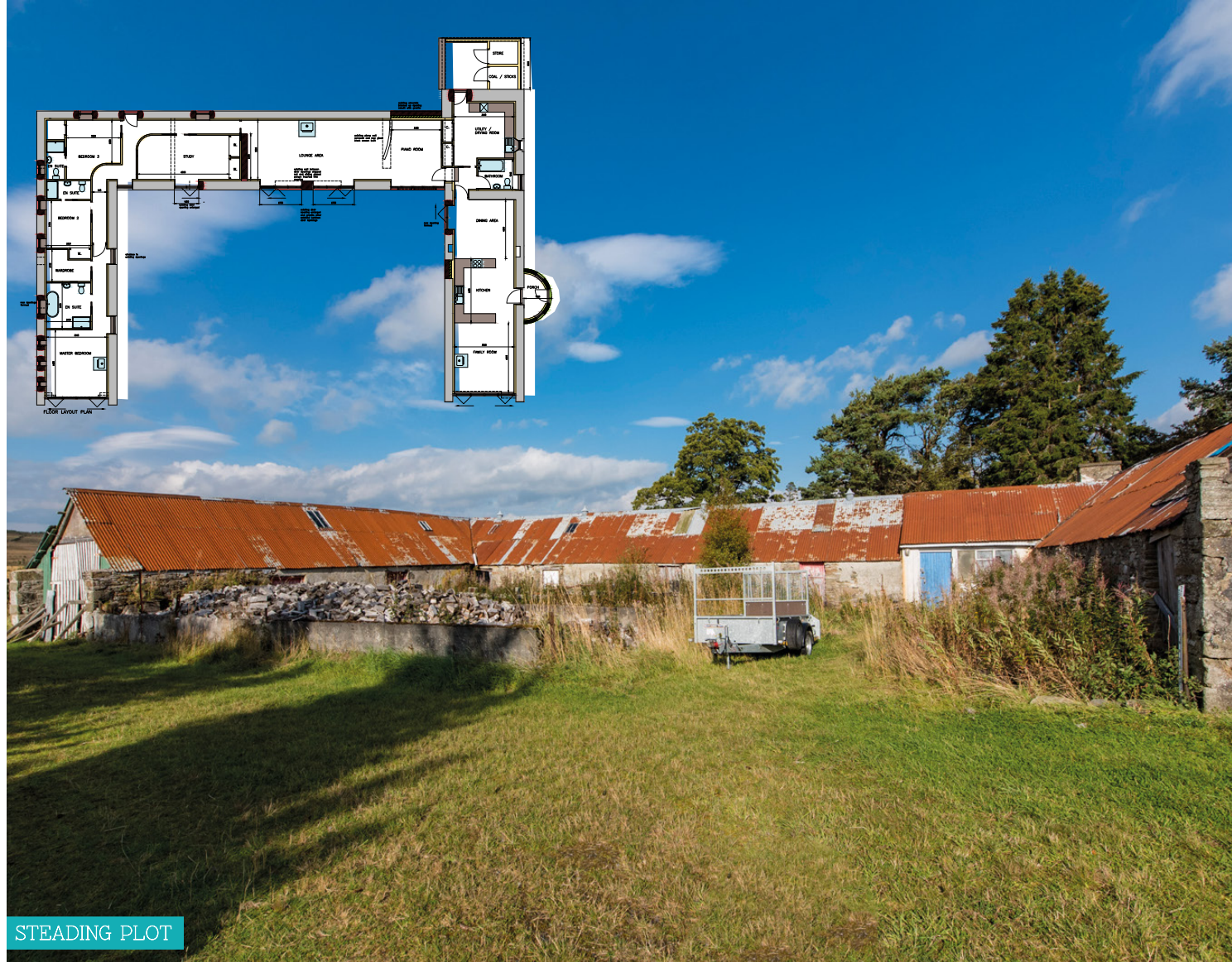
## GARDEN AREA

Gardens/outside: A gated area allows parking for numerous types of vehicles to the front of the property on a large gravelled area. An abundance of plants, shrubs and seasonal flowers awash with colour, lead up to this fantastic property.

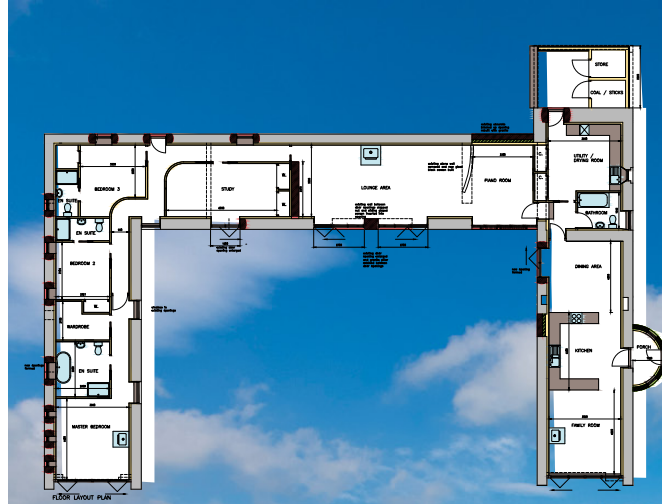
The extensive, fully fenced, gated and sheltered garden to the rear of the property is laid to decorative stone chip with landscaped pathways, sitting areas and an abundance of shrub borders and mature trees. This has created a perfectly safe and secure environment for children and pets alike. The rear garden also features a purpose built 3 run 'Reeves' dog kennels with heated sleeping areas, individual runs, lighting and food store. Plus there's a large log cabin, perfect for use as an office or just for entertaining.

**PLANNING :** The Steading conversion has planning reference APP/2019/0239. Further details and plans can be obtained from Aberdeenshire Council website [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

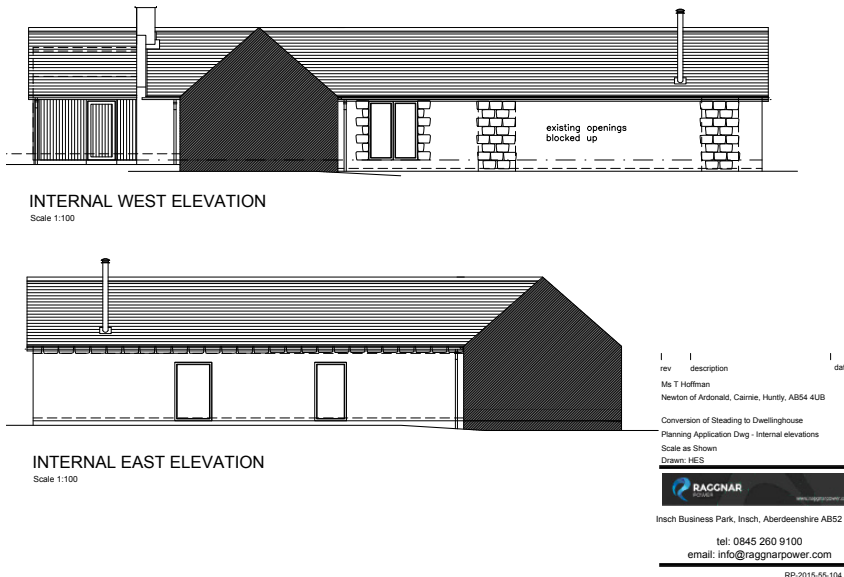
*The proposed extension to the cottage does not require planning consent; architects drawings have been prepared and are subject to building warrant approval.*



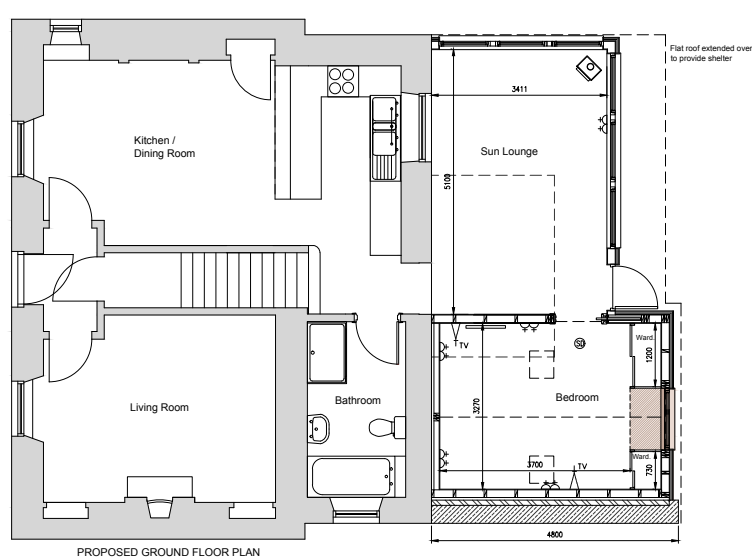
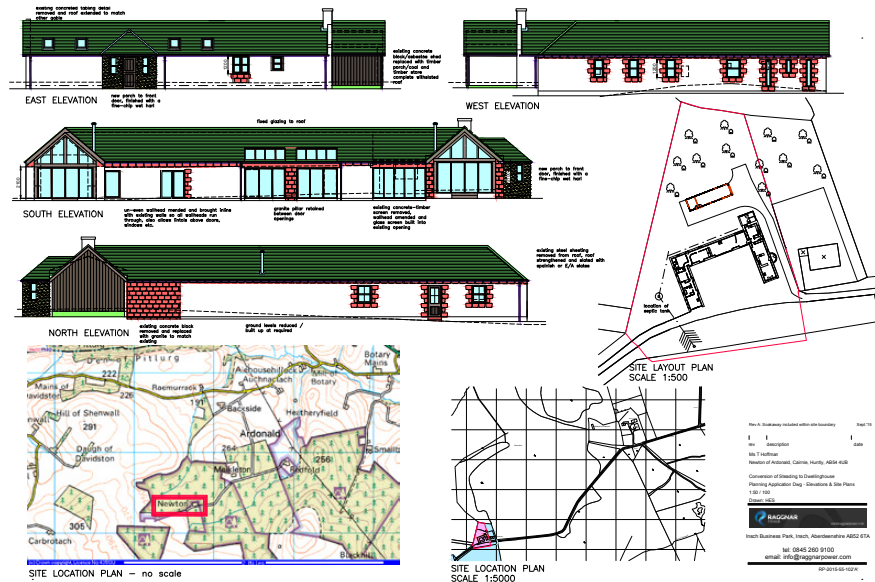
STEADING PLOT



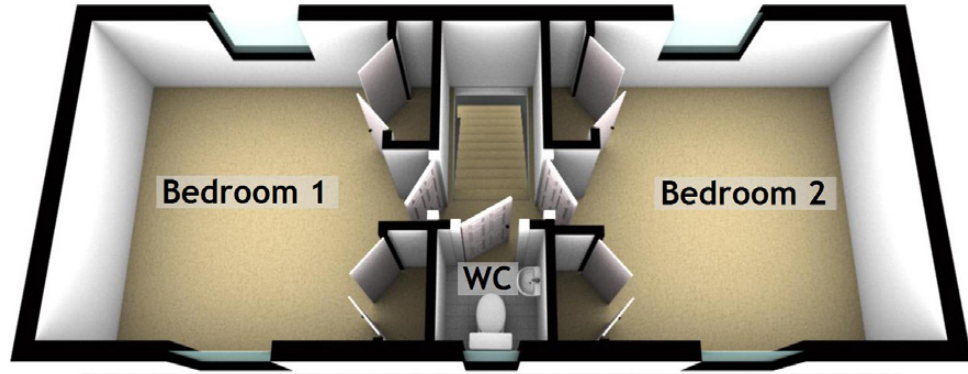
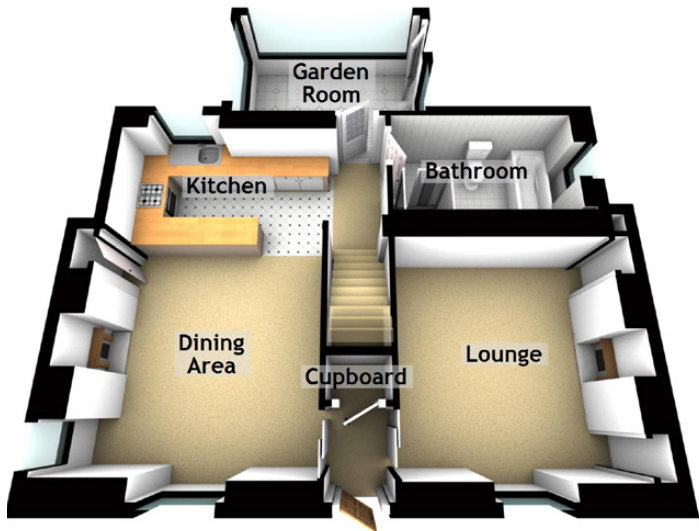
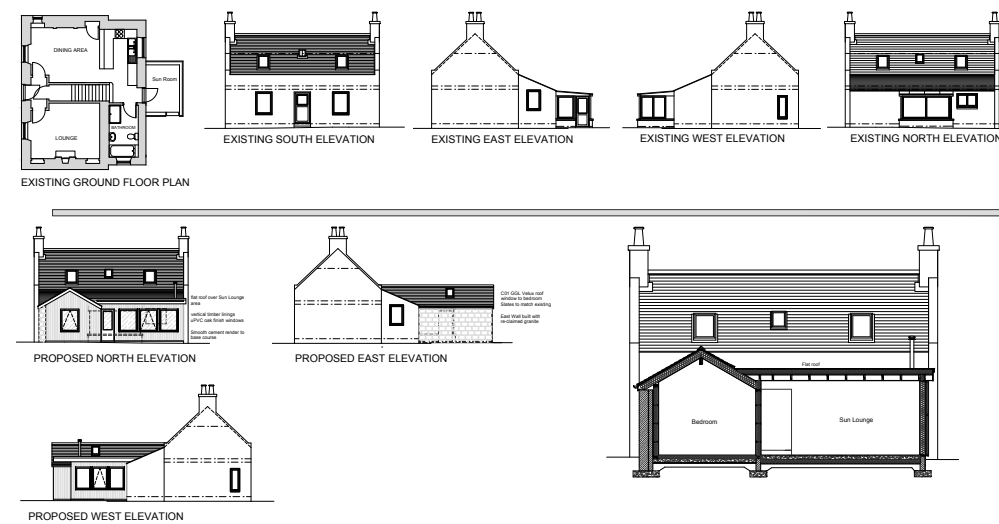




ELEVATIONS & PROPOSED STEADING FLOOR PLANS



THE COTTAGE PROPOSED EXTENSION

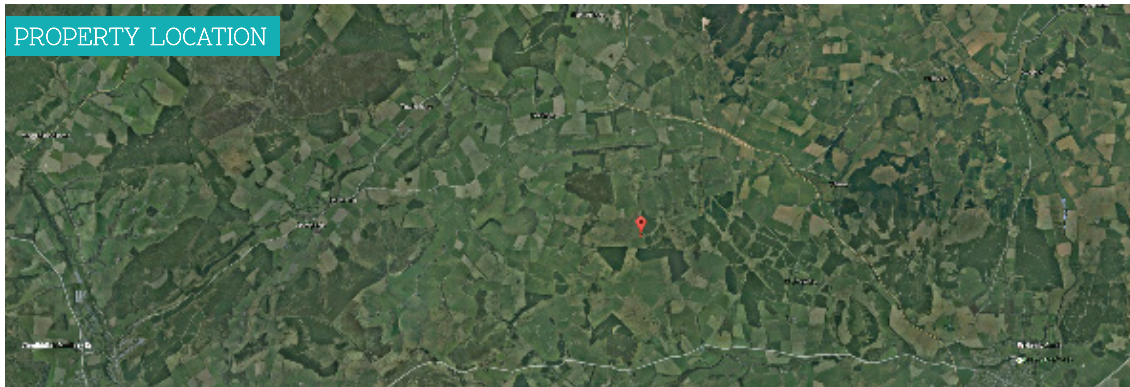
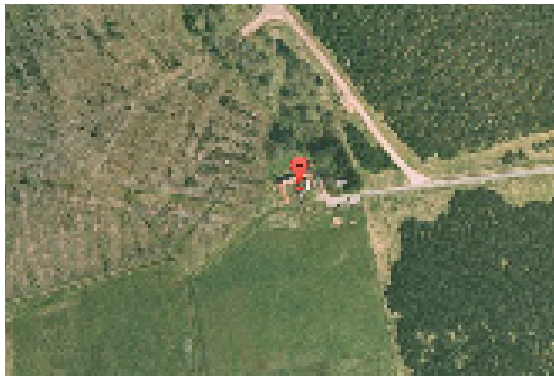


## SPECIFICATIONS

3D FLOOR PLAN / PROPERTY LOCATION

<u>Approximate Dimensions</u> (Taken from the widest point)		<u>EPC Rating</u> C	
Dining Area	4.12m (13'6") x 3.66m (12')	Bedroom 1	3.77m (12'4") x 3.00m (9'10")
Kitchen	3.55m (11'8") x 2.83m (9'3")	Bedroom 2	3.77m (12'4") x 3.00m (9'10")
Lounge	4.38m (14'4") x 3.88m (12'9")	Extension Bedroom	4.80m (15'9") x 3.20m (10'6")
Garden Room	5.10m (16'9") x 3.41m (11'2")	Bathroom	3.41m (11'2") x 1.80m (5'11")
		WC	1.11m (3'8") x 1.09m (3'7")
		<u>Gross Internal Floor Area (m2)</u>	103 M2
		<u>Extras</u> (Included in the sale)	
		All fitted floor coverings, blinds, curtains, integrated kitchen appliances and some light fittings are included in the sale.	





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Professional photography  
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Photographer



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