

# CLECHDEN MILL

GAMRIE



CLECHDEN MILL WOULD BE IDEAL FOR THOSE SEEKING A UNIQUE  
HIGH IMPACT PROPERTY IN A BEAUTIFUL, TRANQUIL SETTING

# THE LOCATION

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This fantastic property is set back from the B9031 Banff to Fraserburgh scenic coast road, located approximately five miles west of the seaside village of Gardenstown and 2.3 miles east of Macduff. Gardenstown is a historic fishing village boasting spectacular scenery, similar to the equally captivating Crovie, Pennan, Portsoy and Cullen. From the mill, you are within a short trip from some of the most beautiful beaches and rugged coastline that the Moray Firth is famous for, with abundant wildlife, including dolphins, seals and seabirds.

As well as the stunning countryside and coastline, there are numerous leisure facilities, including swimming pools, squash and tennis courts and gyms, horse riding, mountain bike trails and cycling.



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The area is particularly famous for its fantastic golf courses; there are two within a ten-minute drive – the Royal Tarlair at Macduff and the Duff House Royal at Banff. There are also museums, art galleries, National Trust properties, distilleries, and much more. Moreover, the area boasts several fantastic restaurants and coffee shops offering locally sourced produce. The Scottish Boat Festival occurs annually in Portsoy, just along the coast.

All the usual facilities can be found locally, at Banff and Macduff. There are primary and senior schools, banking, NHS hospital, doctors and dentists, local shops, supermarkets, hotels and pubs. There is an excellent bus service to Aberdeen and Elgin, where onward connections to national and international destinations are available.



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Clechden Mill is simply one-of-a-kind and is presented to the market in an immaculate walk-in condition. This former Mill has undergone an architecturally designed, bare brick renovation to an exceptionally high standard. The use of professional trade persons and quality materials are evident at every turn of this exceptional property.

During their tenure, the owners upgraded and developed the property; the most significant has been a painstaking three-month repointing of the entire

property in hydraulic lime mortar by a skilled stonemason, ensuring a trouble-free and weatherproof finish for years to come.

The Mill has been decorated in fresh, neutral tones and fitted with quality floor coverings, fixtures and fittings offering luxury and comfort, many specially commissioned and handmade and further benefitting from full triple glazing and oil-fired central heating. As a former Mill, generous room sizes over two floors allow for versatile modern-day family living.



The property consists of a wooden porch to a hallway which leads to all accommodation, a bespoke luxury kitchen with multiple units fitted with superior integrated appliances, and Central Island, with a breakfast bar, which is open to the dining area and lounge. Patio doors from the dining area lead to the garden. The extensive

lounge with its vaulted ceiling and numerous Velux windows floods with natural light a multi-fuel fire adds grandeur.

The ground floor has three bedrooms, the main suite with an en-suite shower room, walk-in wardrobes, and a dressing area. Bedroom two has

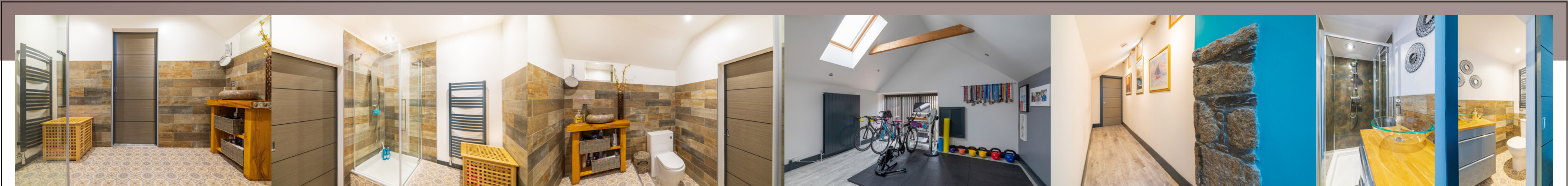
its own separate en-suite, and bedroom three has access to the master en-suite, which is currently being used as a gym. On the upper floor are two further bedrooms flooded with natural light; one is used as a home office. In addition, there are ample storage cupboards and wardrobes throughout the property and bedrooms.



**“...A BESPOKE LUXURY  
KITCHEN WITH MULTIPLE  
UNITS FITTED WITH SUPERIOR  
INTEGRATED APPLIANCES...”**











“...FIXTURES AND FITTINGS OFFERING LUXURY AND COMFORT THROUGHOUT, MANY OF THEM SPECIALLY COMMISSIONED AND HANDMADE...”







Clechden Mill is located at the end of a gravelled drive and has approximately 0.5 acres of garden grounds, including an abundance of mature plants, shrubs and wood area, creating an excellent habitat for various wildlife. The garden has been designed to encourage nature. There is ample parking for numerous vehicles, an oversized wooden garage designed for a motor home and workshop with power and light, and two carports.

There are numerous seating areas around the garden, with a private patio area incorporating a hot tub and fire pit area perfect for entertaining or al-fresco dining and enjoying the sun.

The property is serviced with mains electric/water and drainage to a septic tank and soakaway. Moreover, Line of Sight broadband has been installed to provide effective home working.





The “Dolphin” sports pool has been designed to support an endless fast lane system. A hydro-pro inverter heats the pool, and the endless pool is driven by a hydraulic motor with variable speeds selected by a waterproof remote control key fob. Elite athletes use these world-renowned pool systems for rehabilitation, training or leisure facilities.

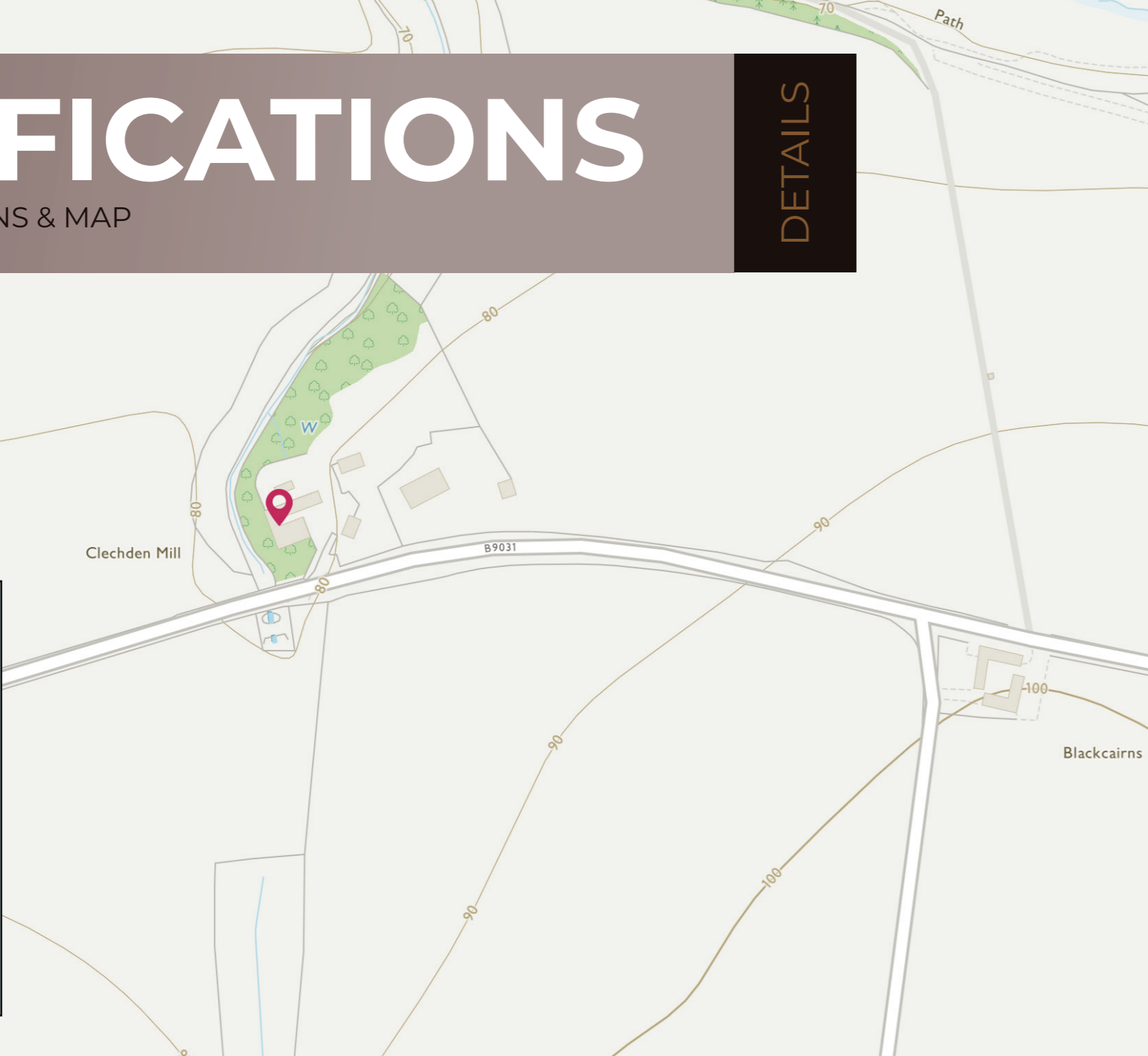
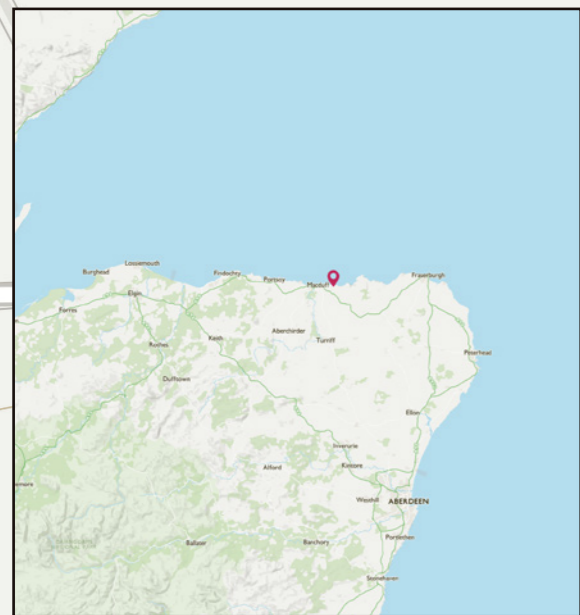
Clechden Mill would be ideal for those seeking a unique property in a beautiful, peaceful setting. The Mill offers a buyer not just a beautiful house with work-from-home capacity but potentially a fantastic business opportunity as an upmarket Guest House.



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

DETAILS



Approximate Dimensions  
(Taken from the widest point)

Open Plan Lounge	14.00m (45'11") x 3.30m (10'10")
Kitchen	7.70m (25'3") x 3.60m (11'10")
Master Bedroom	3.60m (11'10") x 3.00m (9'10")
Jack and Jill En-suite	2.80m (9'2") x 2.20m (7'3")
Walk in Wardrobe	3.00m (9'10") x 2.20m (7'3")
Bedroom 3	5.40m (17'9") x 4.10m (13'5")
Bedroom 2	3.70m (12'2") x 3.70m (12'2")
Bathroom	2.70m (8'10") x 2.50m (8'2")
Utility	2.40m (7'10") x 1.50m (4'11")
Bedroom 5/Office	6.50m (21'4") x 4.00m (13'2")
Bedroom 4	4.30m (14'1") x 4.00m (13'2")

Gross internal floor area (m<sup>2</sup>): 211m<sup>2</sup>

EPC Rating: C

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