




McEwan Fraser Legal

Solicitors & Estate Agents

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Baley Farmhouse

PORTSOY, BANFF, ABERDEENSHIRE, AB45 2YQ



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Located in a rural location yet ideally situated for easy commuting to Portsoy and Banff. A short drive will find you at some of the most talked about beaches on the Moray coast, Banff, Sandend and Cullen to name but a few. The Moray coast has an abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

The River Deveron is a short drive from the property and is famous for salmon and trout fishing. There is a wide choice of beaches, rugged coastline and harbours to visit with numerous other leisure facilities available in the area, including a multitude of immaculate golf courses including the Duff House Royal in Banff and the famous Royal Tarlair in MacDuff.

All the normal facilities one would expect can be found locally. There is pre and primary schooling within Portsoy which is two miles, with secondary schooling facilities available in the nearby town of Banff. A variety of local shops can be found within the Banff town centre, NHS health centre, Post Office, supermarkets, restaurants, cafés, and pubs, all of which add to the appeal of this area which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival. A comprehensive East Coast bus network operates through the town of Portsoy, with the East Coast rail network operating from Keith approximately sixteen miles to the south.

School transport is provided from the property to the schools.



BALEY FARMHOUSE

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Baley farmhouse is an ideal home for a growing family with an adjoining 3.25 acres of land or thereby which is suitable for a variety of uses including ponies. The property offers well-proportioned accommodation which is ideal for a large family, it benefits from two stairways that give access to the bedrooms and attic rooms, allowing for space between the sleeping accommodation which is ideal for older children.

The accommodation consists of :

Ground floor: Front entrance porch leading to a hallway with stairs leading to the first floor, main lounge with open fire place with a feature surround and double formation windows, generous kitchen with an excellent range of base and wall units including a range cooker and space for dining and utilities, small hallway which leads to a bathroom with a pear shaped bath with screen and a shower over the bath and full tiling, an open entrance from the kitchen leads to the family/dining room,

second rear hall with stairs leading to the second landing, main bathroom with a Jacuzzi bath and separate shower unit with complementary storage units and tiling. A utility room with outside access completes the ground floor accommodation.

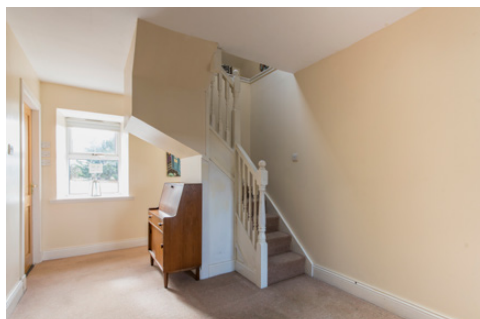
First floor: First landing with access to three bedrooms with excellent storage. Large second landing with access to two attic rooms currently used as bedrooms.

The garden has a mixture of hard landscaping, a mixture of plants and shrubs, a driveway with large areas for parking, a second small adjoining stone outbuilding which provides extra outside storage and areas of lawn with access to the adjoining fields.

A rare opportunity to acquire a large detached farmhouse with land in a rural location yet within easy reach of local amenities.

Viewings by appointment only.





KEY FEATURES

- Open fire with feature surround
- Ground floor bedroom
- Main bathroom with Jacuzzi bath and separate shower
- Range cooker
- 3.25 acres of fenced adjoining land
- Separate outside building currently used for storage
- Four bedrooms and two attic rooms currently used as bedrooms
- Large garden plot
- Ample parking for various vehicles



“BALEY FARMHOUSE IS AN IDEAL HOME FOR A GROWING FAMILY”



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

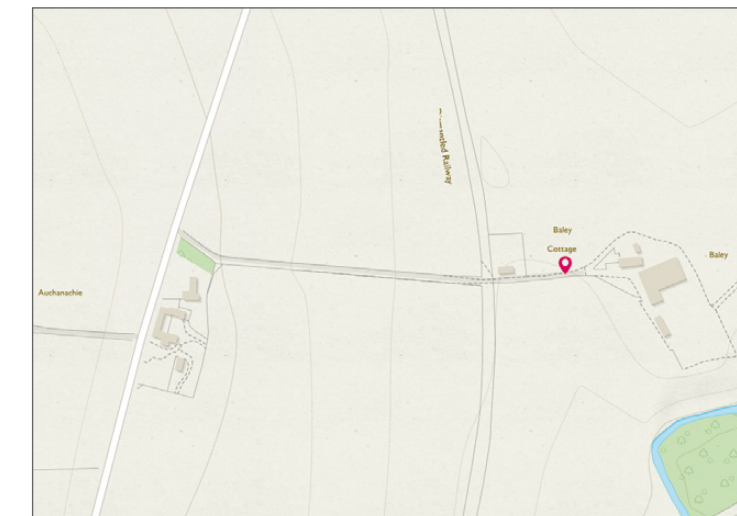


Approximate Dimensions (Taken from the widest point)

Porch	2.20m (7'3") x 2.20m (7'3")
Lounge	4.90m (16'1") x 3.80m (12'6")
Family Room	4.90m (16'1") x 4.20m (13'9")
Kitchen	5.00m (16'5") x 3.90m (12'10")
Utility	3.50m (11'6") x 1.90m (6'3")
Bedroom 1	3.90m (12'10") x 3.80m (12'5")
Bedroom 2	4.90m (16'1") x 3.50m (11'6")
Bedroom 3	4.90m (16'1") x 3.80m (12'6")
Bedroom 4	3.90m (12'10") x 2.80m (9'2")
Attic Room 1	3.90m (12'10") x 3.30m (10'10")
Attic Room 2	3.90m (12'10") x 2.80m (9'2")
Bathroom 1	2.80m (9'2") x 2.80m (9'2")
Bathroom 2	3.50m (11'6") x 2.80m (9'2")

Gross internal floor area (m²): 194m² | EPC Rating: F

Extras (Included in the sale): All floor coverings and blinds are included where applicable, the large fridge is available by separate negotiation. Double glazed, oil fired central heating, septic tank.






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