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Minnonie Mill

GAMRIE, BANFF, ABERDEENSHIRE, AB45 3HP

Gamrie

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“... within a short walk, cycle or drive to some of the most beautiful and talked-about beaches on the Moray coast ...”

This fantastic property, featuring two converted mills in an idyllic setting, is located approximately four miles south of the coastal seaside village of Gardenstown, in the area known locally as Gamrie. From here, you are within a short walk, cycle or drive to some of the most beautiful and talked-about beaches on the Moray coast with its abundant wildlife including dolphins, seals and seabirds. Gardenstown is an historic fishing village boasting spectacular scenery, close to the equally beautiful Crovie, Pennan, Portsoy and Cullen.

As well as the stunning countryside and coastline, there are numerous leisure facilities including swimming pools, squash and tennis courts and gyms, as well as horse riding, mountain bike trails, cycling and running clubs. In the winter there is ski-ing nearby and in the summer surfing. The area is particularly famous for its wonderful golf courses; there are two within a twenty minute drive – the Royal Tarlair (a links course) and the Duff House Royal. There are also museums, art galleries, National Trust properties, distilleries and much, much more locally. The Scottish Boat Festival takes place every year in Portsoy, just down the coast. And to top it all, the area boasts some fantastic restaurants and coffee shops offering locally-sourced produce.

All the normal facilities can be found locally. Banff and Turriff offer pre, primary and senior schools, banking, NHS doctors and dentists, national and local shops, hotels and pubs. There are excellent transport links by road, rail, train, bus and air, linking the area to regional, national and international destinations.





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“... an ideal purchase for those looking for a unique property in a beautiful, peaceful setting, yet close to facilities ...”

Minnonie Mill is a stunning, architecturally-designed property. It was sympathetically converted from the original mill around ten years ago and retains many of its original features.

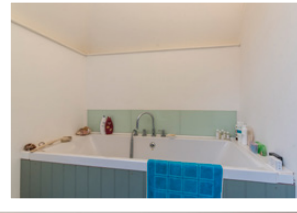
The present owners have maintained and upgraded to an exceptional standard. It is presented to market in a walk-in condition, with generous room sizes over three floors; this allows for modern-day, family living. The Mill has been decorated in fresh, neutral tones and fitted with top quality fixtures and fittings many of them specially commissioned and handmade. There is underfloor heating throughout offering luxury and comfort. Minnonie Mill, with its spacious living accommodation, is an ideal purchase for those looking for a unique property in a beautiful, peaceful setting, yet close to facilities.

Access can be gained from any of the floors. On the ground floor, entry is through the conservatory, currently used as a sitting and dining area, into the beautiful, country kitchen. The main room is bathed in natural sunlight and has the most wonderful views from every window. The carpeted staircase leads to the upper floor, where there are two bedrooms and a third room which is currently used as a study but could become another bedroom. There is also a spacious three-piece bathroom.

The lower ground floor offers additional, flexible accommodation plus a boot room, utility/laundry room and bathroom. This area could easily be converted (with the relevant planning permissions) to a granny annexe or holiday accommodation and could be completely self-contained. The Mill offers a potential buyer not just a beautiful home but also an amazing business opportunity.

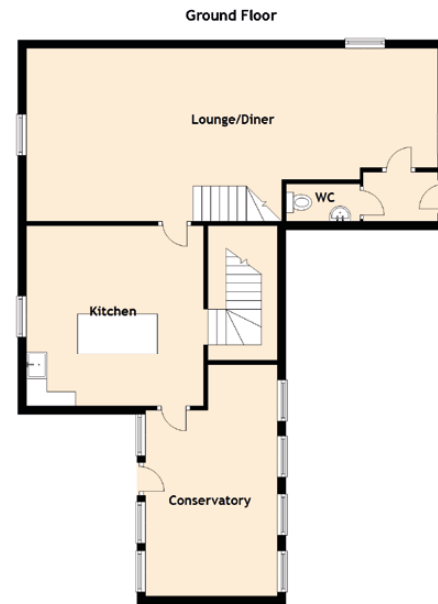
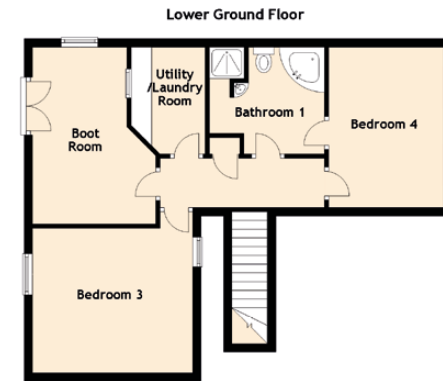
Minnonie Mill is located at the end of a serpentine, tree-lined, gravelled drive and has approximately 0.75 acre of mature gardens including an abundance of mature plants, shrubs and trees. The property includes a manmade nature reserve, providing a truly wonderful habitat for a variety of wildlife and the garden has been designed, planned and planted to encourage this. There is ample parking for numerous vehicles and a second smaller converted mill is currently used as a garage and workshop; with relevant permissions, this building could also provide additional living/holiday accommodation.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lower Ground Floor	
Utility/Laundry Room	2.60m (8'6") x 1.80m (5'11")
Boot Room	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	3.90m (12'9") x 3.50m (11'6")
Bedroom 4	3.90m (12'10") x 2.80m (9'2")
Bathroom 1	2.80m (9'2") x 2.60m (8'6")

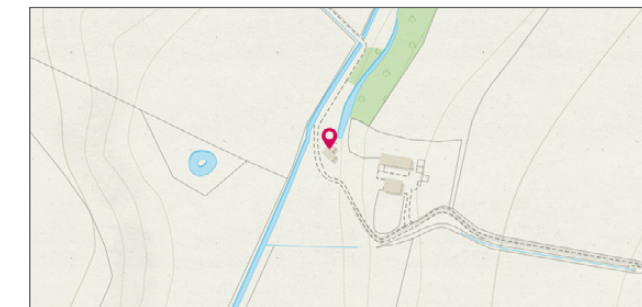
Ground Floor	
Lounge/Diner	10.10m (33'2") x 4.20m (13'9")
Kitchen	4.40m (14'5") x 4.30m (14'1")
Conservatory	5.60m (18'4") x 3.20m (10'6")
WC	1.80m (5'11") x 0.90m (3')

Upper Floor	
Bedroom 1	4.40m (14'5") x 4.30m (14'1")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Study/Bedroom	5.10m (16'9") x 1.90m (6'3")
Bathroom 2	4.40m (14'5") x 2.10m (6'11")

Gross internal floor area (m²): 177m² | EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, light fittings, dishwasher, fridge/freezer, cooker, oven, microwave, fitted units.

Services: Mains electric, private water supply and drainage to a septic tank.






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Text and description
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