

Newton Of Cook

CRUDIE, NEW BYTH, TURRIFF, ABERDEENSHIRE, AB53 5UA



*Spacious detached four-bedroom bungalow, with
stunning views and detached stone workshop*



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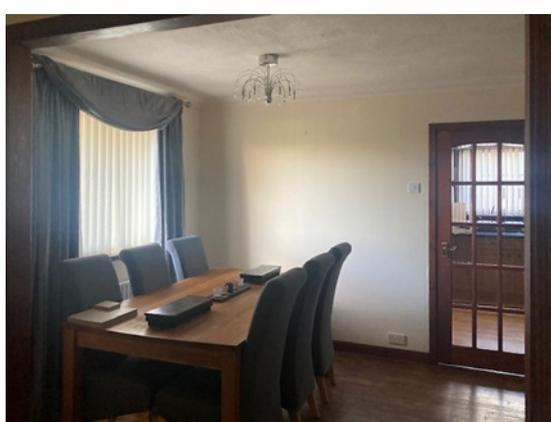
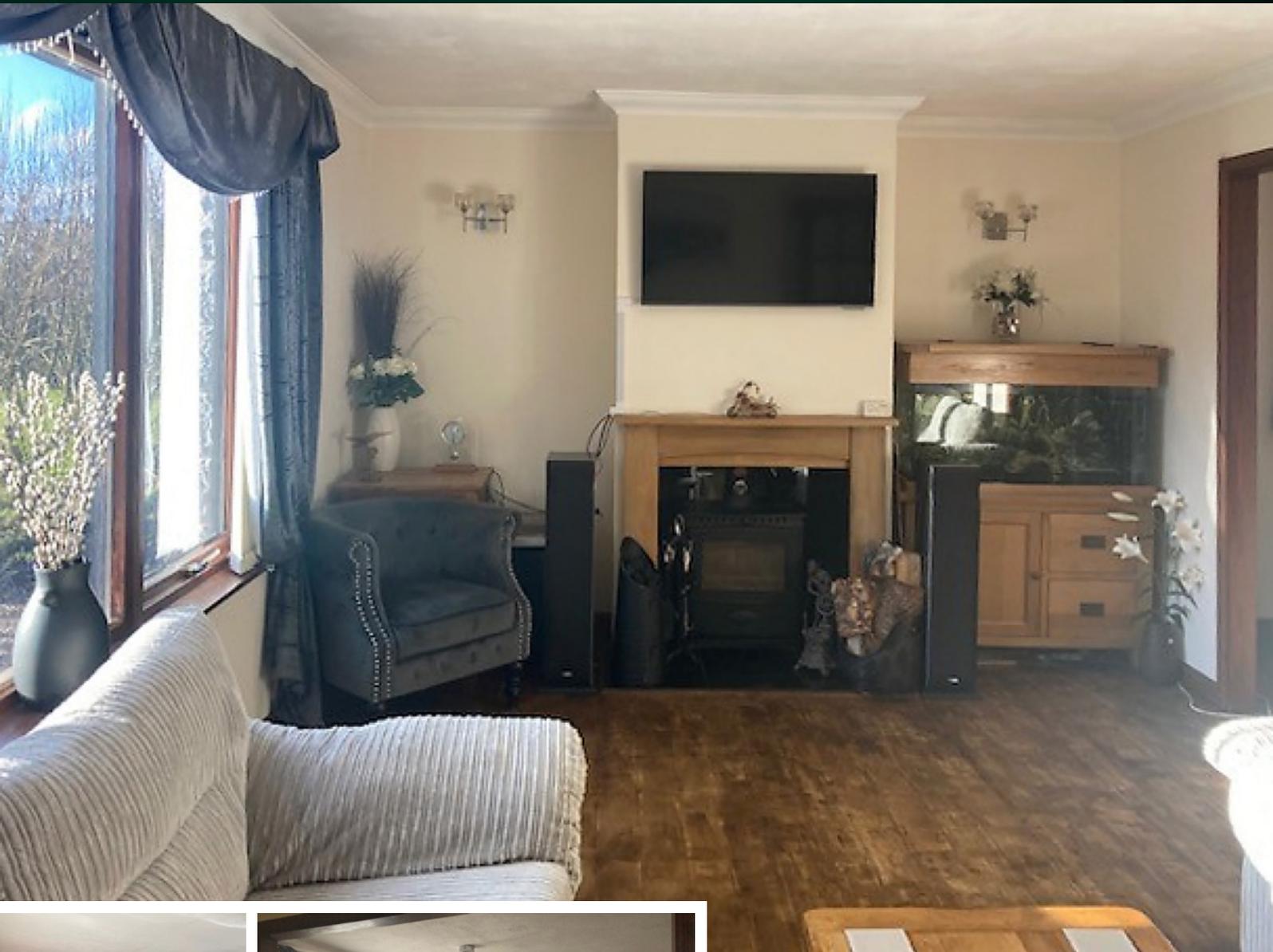
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McEwan Fraser Legal is delighted to offer to the market this four-bedroom detached bungalow with a separate large stone workshop, situated on approximately 4 acres of land with lovely views of the countryside. The current owners during their tenure have successfully applied for and been granted permission to erect 3 x Luxury Air B&B pots, with huge rental potential. They have also added a large Polytunnel which has been very successful.

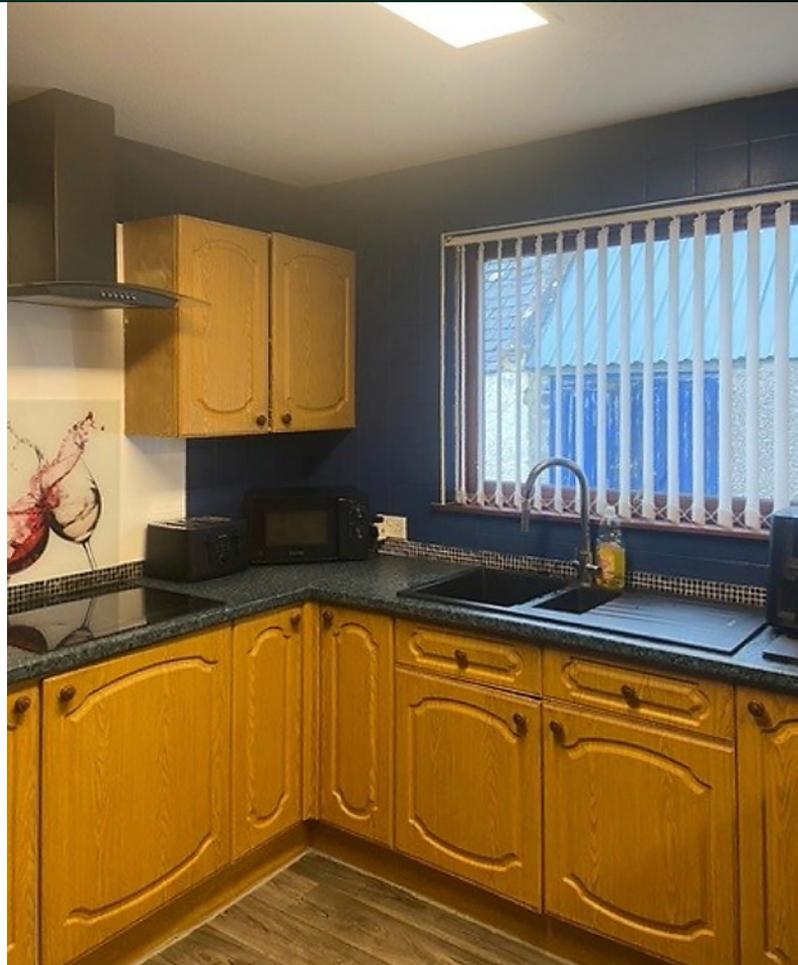
The property offers spacious versatile living on a single level with room to develop the stone workshop for a multitude of uses such as a home office craft/music room or further accommodation once planning has been applied for and approved. Further benefiting from LPG gas central heating and full double glazing.

THE LOUNGE & DINING ROOM



The property comprises a vestibule to the entrance hall, a spacious lounge with a large picture window, a wood-burning stove and access to the dining room and a large kitchen with ample base and wall units with fitted integrated appliances and space for dining.

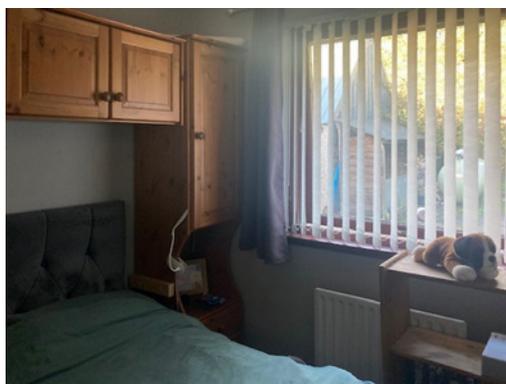
THE KITCHEN & UTILITY



THE BEDROOMS & EN-SUITE



The utility room, family bathroom, master bedroom with en-suite, and three further bedrooms complete the property's accommodation. The property benefits from excellent storage throughout including loft storage.



A tree-lined driveway leads to a gravelled driveway providing extensive off-road parking. The surrounding gardens and land are approximately four acres with various sectioned areas which are mainly laid to lawn with mature trees, shrubs and boundary fences.

The additional detached large workshop and games room has power and light, dual aspect windows, a feature fireplace with wood-burning stove, and patio doors that open to the garden.

EXTERNALS & VIEWS

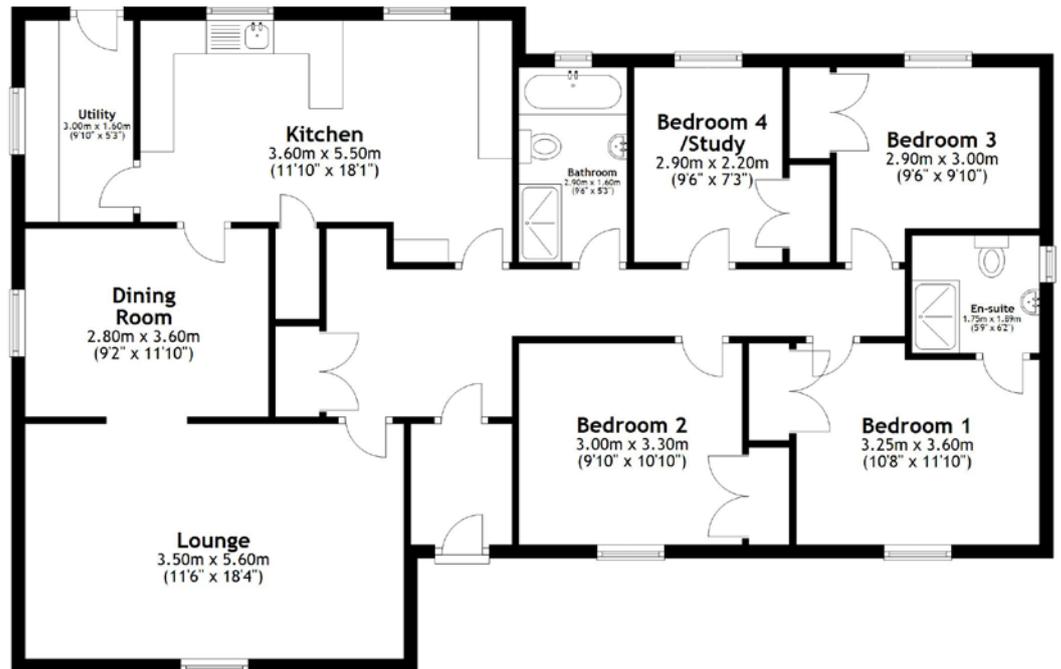
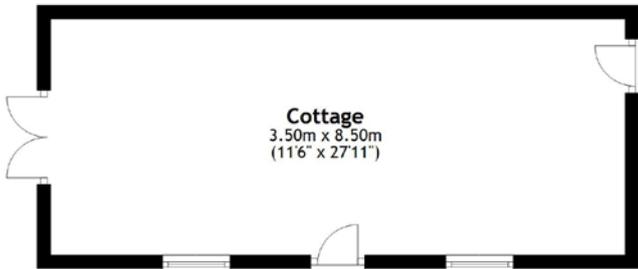


Key Features:

- Private country living on four acres of land.
- Full planning for 3 x Luxury Air B&B Pods
- Recently erected huge polytunnel
- Ample parking for numerous vehicles.
- Spacious detached 4-bedroom bungalow.
- Additional detached outbuildings and garage



FLOOR PLAN, DIMENSIONS & MAP

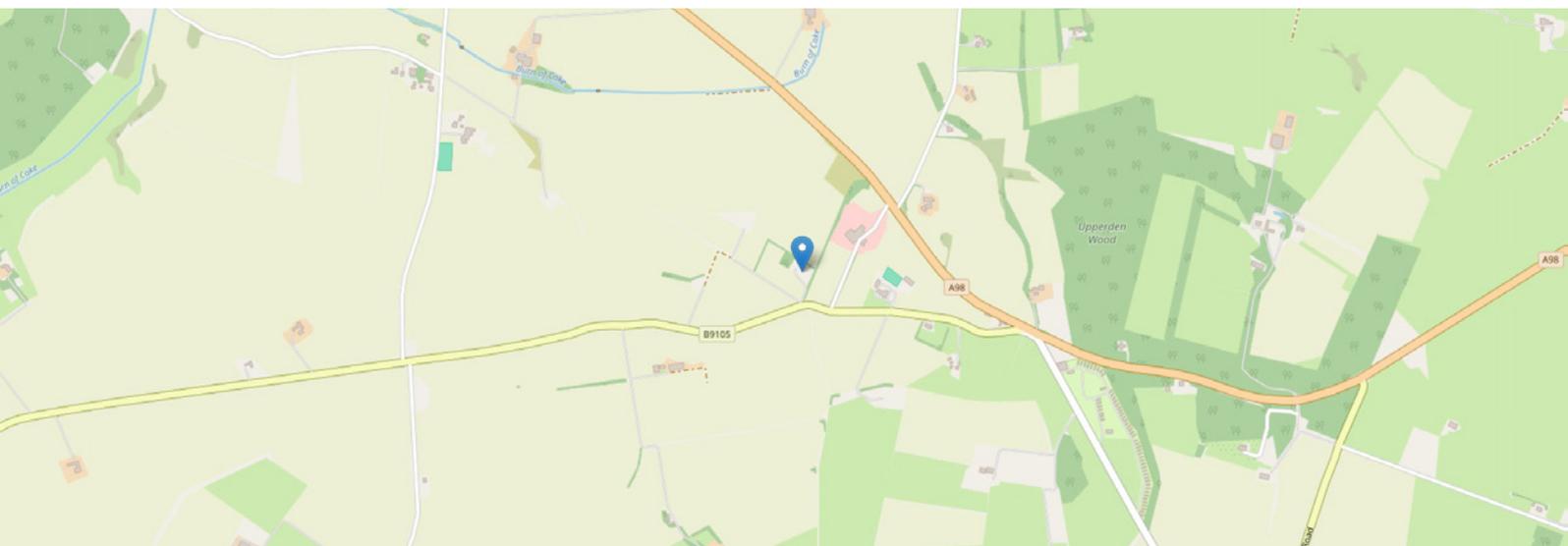


Approximate Dimensions (Taken from the widest point)

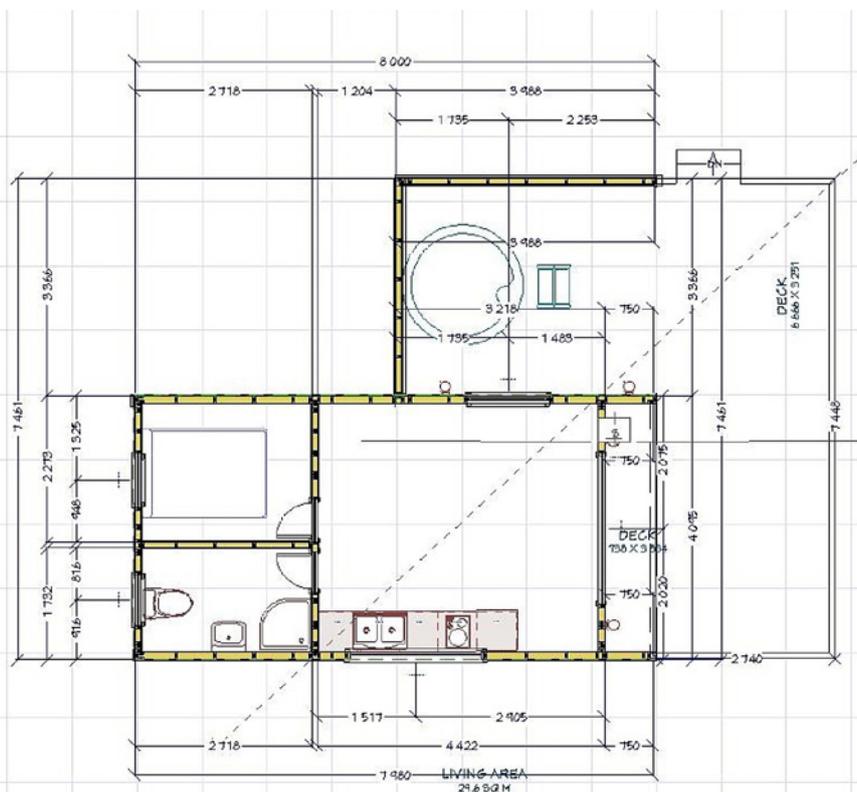
Gross internal floor area (m²): 122m² | EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains Electricity, private water, drains to a septic tank and soak away with LPG gas central heating.



THE GLAMPING PODS



A feasibility report for the planning permission for the Glamping pods is available, this can be supplied to interested parties on request. The feasibility report shows profit and returns for investment, also about the area and the local competition etc, all very comprehensive.

THE LOCATION

Newton of Cook is set on a large plot with approximately four acres of land and beautiful views of the surrounding countryside. Located in a rural location, approximately two miles east of the quaint and quiet village of New Byth. New Byth is approximately 36 miles from Aberdeen and 14 miles from Fraserburgh.

A fantastic array of sporting activities are available locally from horse riding and mountain bike trails to fishing for salmon and trout on the renowned River Deveron. There is also a multitude of golf courses a short drive from the property.





Historic Banff, a former Royal Burgh, located 9 miles north by the valley of the River Deveron has tourist attractions including Banff Castle; Duff House and its own golf club/Scottish National Gallery outpost.

The country town of Turriff is also conveniently located approximately eight miles away and provides excellent education facilities from a brand new primary school and excellent secondary school the nearest primary schooling is in the village of Cuminestown. Turriff also boasts numerous leisure facilities including a leisure centre, swimming pool community centre and sports centre. Within Turriff, local amenities are abundant including an NHS health centre, small shops, a Post Office, supermarkets, restaurants, cafés, pubs, together with numerous hotels and churches.

A comprehensive East Coast bus network operates through Turriff with rail facilities at Huntly approximately twelve miles south. Easy access to the A96 and A97 gives direct routing to Aberdeen with the city offering excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport.



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