

# Woodside

ROTHIEMAY, HUNTLY, AB54 7JP



*Woodside is a sizeable complex property with endless possibilities*



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Woodside is a sizeable complex property with endless possibilities. Not only are you obtaining a traditional stone and slate Farmhouse. Moreover, there is also an independent two-floored Bothy, a very large U shaped steading, a log cabin, two summer houses and a caravan park plus workshop.

# THE LOUNGE



## **The Farmhouse: 182m<sup>2</sup>**

The traditional Farmhouse (the embodiment of rustic country living) has four bedrooms, three bathrooms, two public rooms, and a conservatory. The property has a mixture of uPVC and timber double-glazing. Heating is oil fired central heating with a magnificent Rayburn cooker, the focal point at the heart of the kitchen.

Many original features remain, including cornices and a Belfast sink.



# THE DINING ROOM





# THE KITCHEN & CONSERVATORY





# BEDROOM 1 & 2



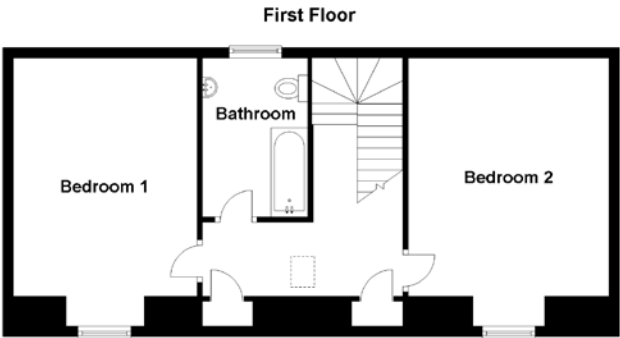


# BEDROOM 3 & 4





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor

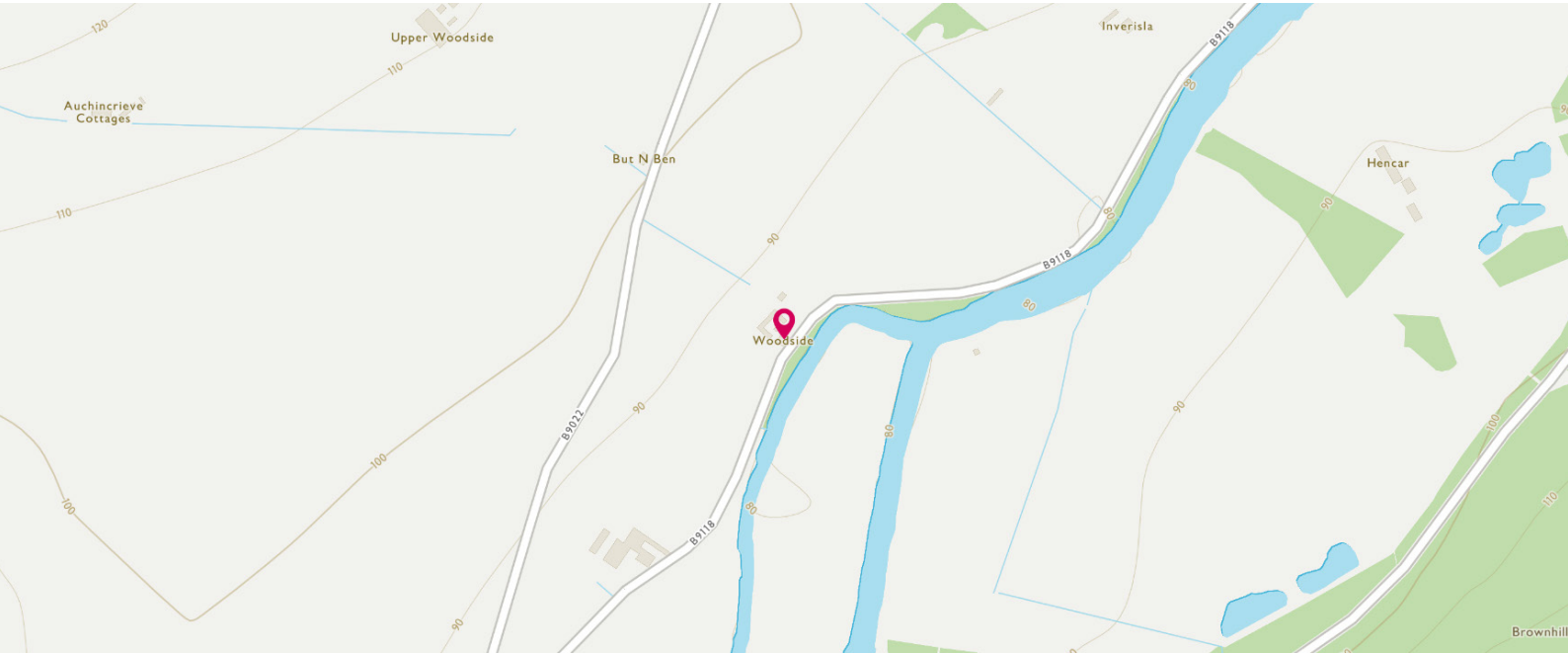
Lounge	5.60m (18'4") x 4.50m (14'9")
Dining Room	5.60m (18'5") x 4.50m (14'9")
Kitchen	5.30m (17'5") x 5.10m (16'9")
Conservatory	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	4.50m (14'9") x 3.50m (11'6")

Bedroom 4	3.50m (11'6") x 3.30m (10'10")
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First Floor

Bedroom 1	4.50m (14'9") x 3.60m (11'10")
Bedroom 2	4.50m (14'9") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 186m<sup>2</sup>  
EPC Rating: G





The U Shaped Steading is an incredible 275m<sup>2</sup>; it is used as a woodshed and storage facility; however, there is obvious potential to re role the steading to generate commercial income.

# THE STEADING





# THE CARAVAN PARK & BOTHY



## **The Caravan Park:**

Depending on how you layout the park, it has a permanent mobile home plus space for approximately eight touring caravans. There are also two summer houses.

## **Bothy:**

Behind the Farmhouse is a detached Bothy measuring 27m<sup>2</sup> or thereby. Internally, the Bothy offers a self-contained residential unit. The ground floor is an open plan living room/kitchen area, and stairs lead to the attic floor and a further two rooms.



### Self-Contained Chalet: 71m<sup>2</sup> (Log Cabin)

Open plan kitchen/living room, two bedrooms and a three-piece shower room. The Chalet is heated by oil fired Worcester Heatslave 12/14 boiler and its own septic tank.

# THE CABIN

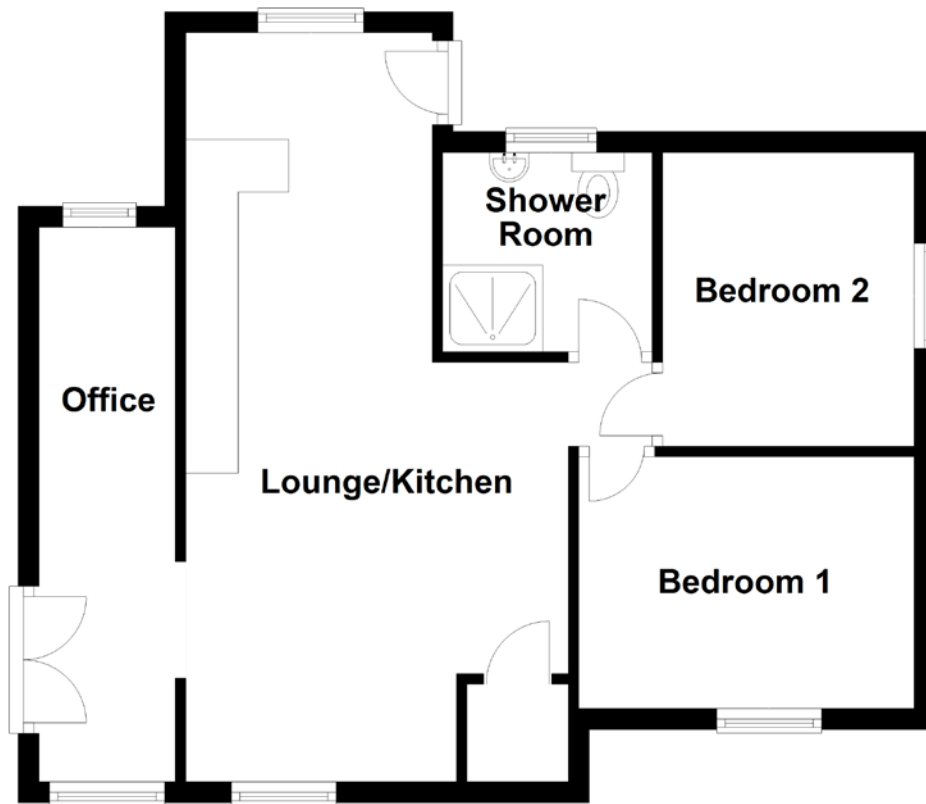








# FLOOR PLAN, DIMENSIONS & MAP

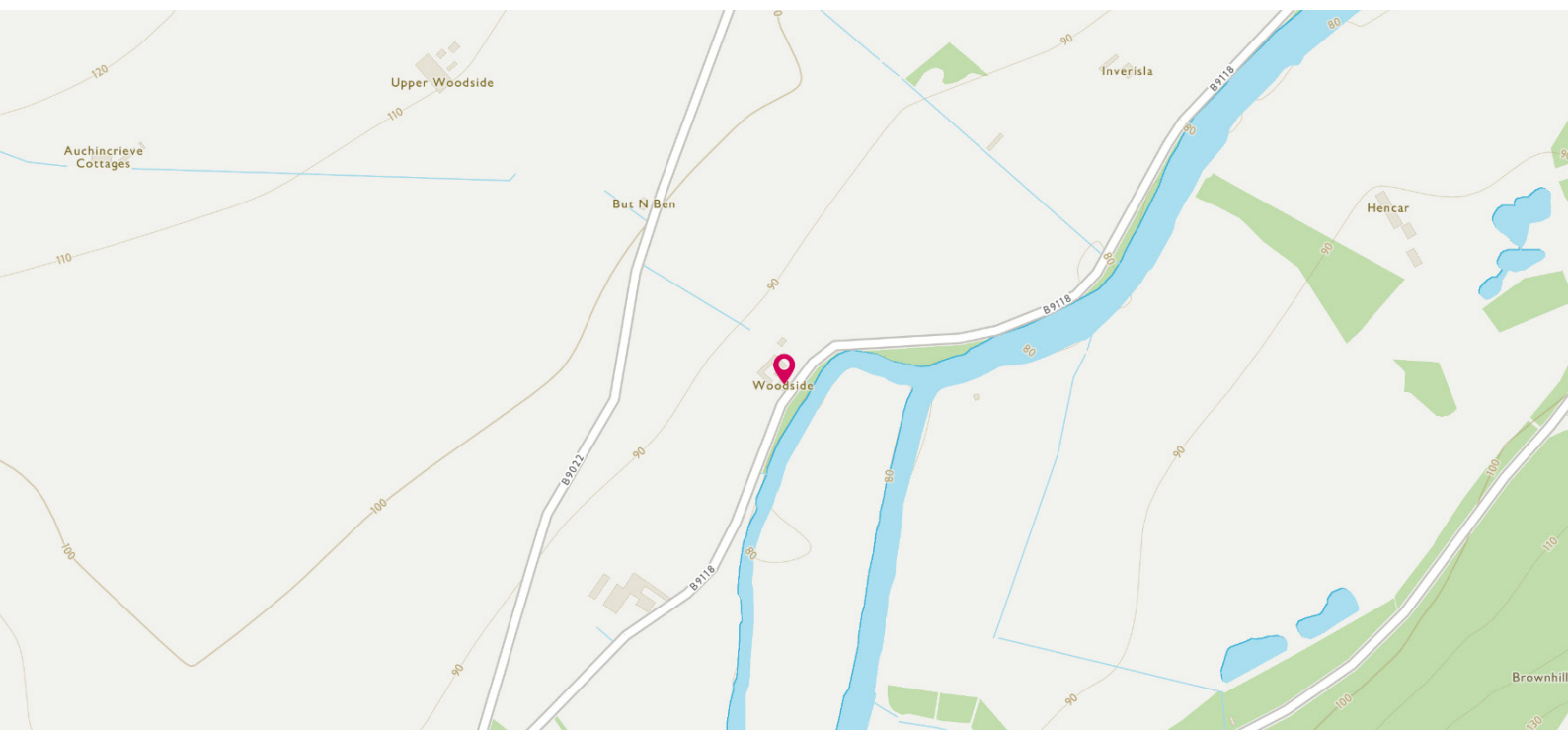


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen      6.70m (22') x 2.35m (7'9")  
Office                5.30m (17'5") x 1.30m (4'3")

Bedroom 1            3.20m (10'6") x 2.40m (7'10")  
Bedroom 2            2.80m (9'2") x 2.40m (7'10")  
Shower Room        2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>





In addition to this, the property includes a sizeable flat-roofed garage/workshop. There are two septic tanks, one for House one for the Chalet. There is good off-road parking; a large garden on ½ an acre of land). Woodside is a unique opportunity to acquire a private home with several outbuildings and potential business opportunities in a rural location.

# WOODSIDE





# THE LOCATION

Woodside is situated on the B9118 one mile Southwest from the blissfully quiet Milltown of Rothiemay, a quaint little village with local amenities including pre-school and primary schooling, a local shop, a Post Office and a hotel. The property is convenient for both Keith and Huntly; both offer excellent educational establishments. Huntly to the south is a bustling town with a population of around 5700 situated on the A96 main road and rail route between Inverness and Aberdeen, seven miles from Woodside.







Both of these fantastic towns boast numerous leisure facilities. In Huntly, a swimming pool, links golf course, outdoor bowling green and a Nordic Ski Centre. Several rivers are a short drive or walk from this property, some of which are world-famous for their trout and salmon fishing. The property is also ideally located in the heart of the Knock Equestrian Centres.

Huntly and Keith have several banking facilities, restaurants, cafés, pubs, local shops and major supermarkets. There is easy access to the A96 for Aberdeen, forty-five miles to the southeast and Inverness sixty-five miles to the northwest. Both cities offer excellent rail and bus services, with national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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