



*SPACIOUS MODERN BUNGALOW
WITH A SIZEABLE OUTBUILDING*



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Beltane is a modern four-bedroom detached bungalow with a sizeable outbuilding and adjoining 9 acres of land. Ideal for an equestrian family or those wanting a smallholding, the versatile barn also offers a variety of other potential options.

Whilst set in the tranquil rural hamlet of Bonnyton, it is very commutable to Aberdeen by road or rail, and the current installation of the infrastructure for ultrafast broadband makes it feasible for WFH. Beltane is presented to the market in walk-in condition with generous living space, full double glazing and oil central heating.

The hallway is illuminated by natural light from a sun tube and provides access to the significant lounge, which has a large South-facing Bay window allowing plenty of light into the room, whilst it also has a multi-fuel stove for cosy winter evenings. Bi-fold doors lead to another room with versatile usage, currently a study/music room but can also be a formal dining room. From here, patio doors lead to a good-sized wooden deck which catches the afternoon sun.



The kitchen/diner has numerous units providing ample storage, and the large breakfast bar offers plenty of worktop space. There is an induction hob, a newly fitted Indesit double oven, a Bosch fridge and dishwasher and an electric heated towel rail. To the rear of the kitchen is a utility room with a stainless-steel sink, and off this is an additional shower room with an electric shower.



The bungalow has a very spacious family shower room and contains a double shower and, like the en-suites, has a plumbed-in heated towel rail; it also houses an infra-red sauna. The main bedroom has a built-in wardrobe and en-suite containing a large bath with shower. There are three further double bedrooms, one with an en-suite and two with built-in wardrobes.





Bedroom 1





EN-SUITE



BEDROOM 4



Bedroom 2





Bedroom 3

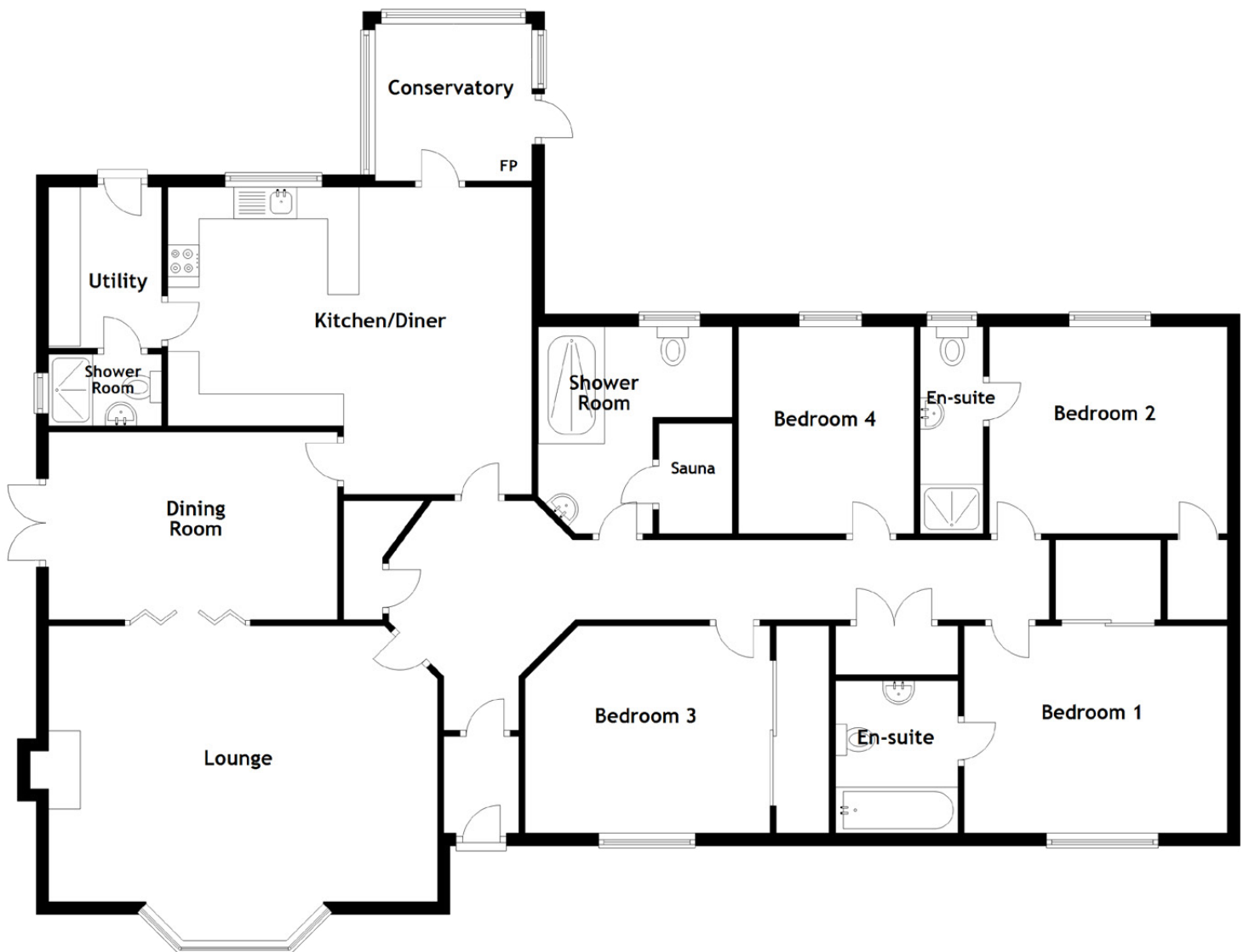


A conservatory is also accessed from the kitchen. This has fitted roof and window Thomas Sanderson blinds, an electric panel heater and a wood-burning stove, enabling it to be enjoyed all year round. This opens onto the secluded rear garden with a patio, lawn and border, easily secured for children and pets.



The property has underfloor heating throughout (excluding the conservatory) and solar panels which heat the water. Water is from a privately shared well and drainage to a septic tank and soak-away, all within the property's boundaries.





Approximate Dimensions

(Taken from the widest point)

Lounge	6.20m (20'4") x 4.40m (14'5")	En-suite	3.30m (10'10") x 1.00m (3'3")
Kitchen/Diner	5.80m (19'1") x 4.90m (16'1")	Bedroom 3	3.90m (12'10") x 3.30m (10'10")
Dining Room	4.60m (15'1") x 3.00m (9'10")	Bedroom 4	3.30m (10'10") x 2.80m (9'2")
Conservatory	2.50m (8'3") x 2.50m (8'2")	Shower Room	3.30m (10'10") x 3.10m (10'2")
Utility	3.80m (12'6") x 1.80m (5'11")		
Bedroom 1	4.20m (13'9") x 3.30m (10'10")	Gross internal floor area (m ²): 181m ²	
En-suite	2.43m (8') x 1.95m (6'5")	EPC Rating: C	
Bedroom 2	3.80m (12'5") x 3.30m (10'10")		



THE BARN (18M X 10M)

Built in 2010 it is divided into 3 areas.

FEED ROOM (6M X 5M)

This houses the water treatment plant, and has power, hot and cold water, a large sink, WC, storage units and a lockable walk-in cupboard for tack.

WORKSHOP/GARAGE (6M X 5M)

This has a 4.5m x 1m workbench with storage units. Steps lead to a useful additional storage area above. External up and over garage door.

ADJOINING AREA (12M X 10M)

2 entrances with external sliding doors. A series of moveable gates allowing flexible configuration of the space for livestock/storing hay/equipment.





LAND (APPROX. 9 ACRES)

Gently sloping good arable land bordered by Bonnyton Burn to the South providing 24/7 water for livestock.

Currently set up with a track system (ideal for horses prone to laminitis or requiring weight management).

The remaining land is used for making hay and winter grazing (this system enabled 4 horses to be kept without additional hay procurement). Outdoor well-drained riding arena (several excellent indoor arenas are available locally - the nearest is 2.5 miles away).



Beltane is one of just one of 9 properties forming the small community at Bonnyton which lies 1.5 miles North of Old Rayne, 4 miles North East of Insch and just 2 miles from the A96.

The village of Old Rayne has a pre and primary school available and lies within the catchment area for Meldrum Academy. Insch is the nearest small town with convenience stores, food outlets, a post office, a health centre, a chemist, veterinary practice, a fire station, several small businesses, a library, a golf course, a bowling club and Bennachie Leisure Centre with its sports hall, gym, football pitches and tennis courts.

Beltane is approximately midway between Inverurie and Huntly, both larger Aberdeenshire towns providing a greater range of facilities.

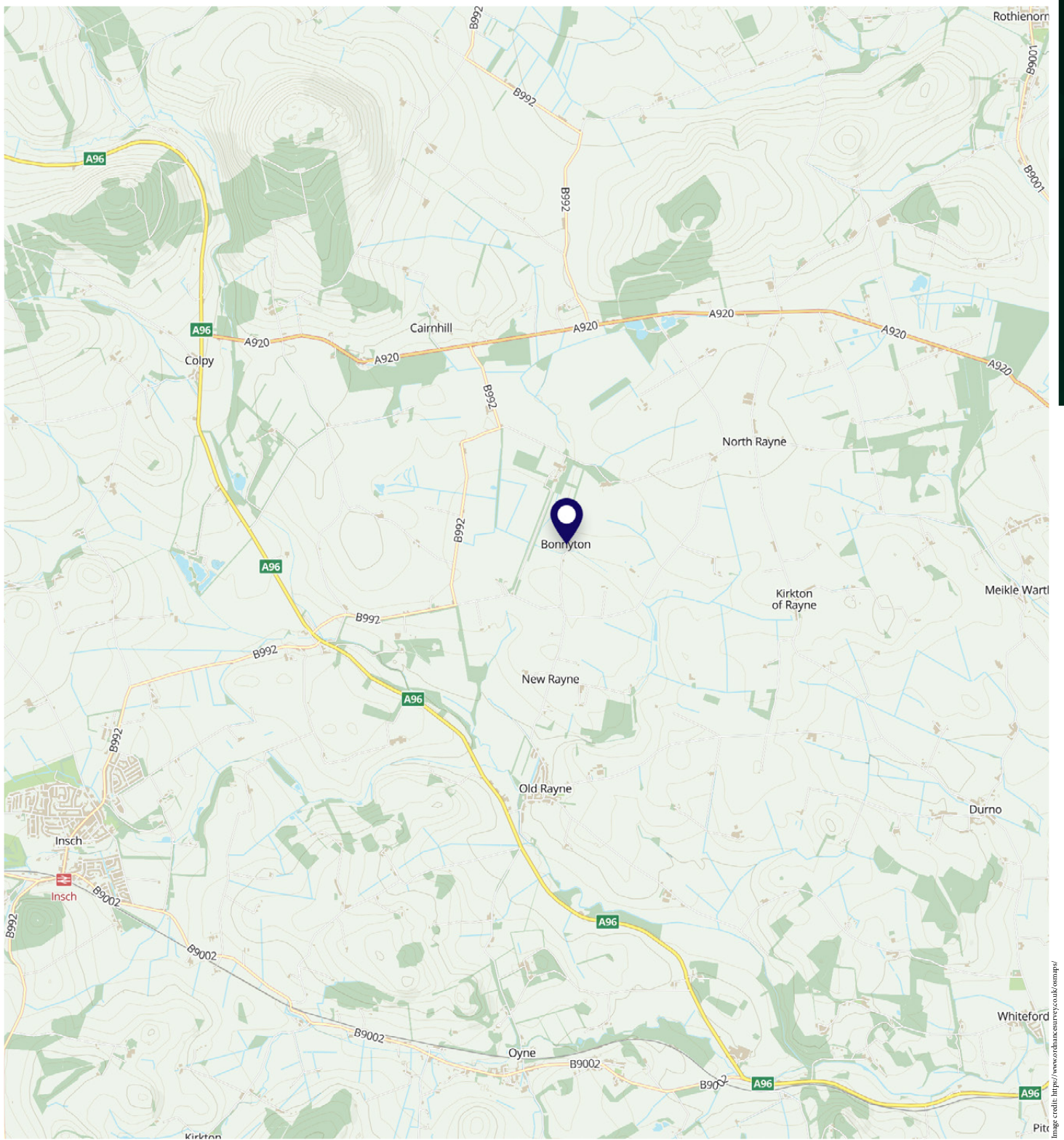


Insch has the nearest railway station providing direct services to and from Aberdeen and Inverness. Aberdeen Airport provides domestic and international flights and is approximately 20 miles from the property.

Aberdeenshire has lots to offer for those who enjoy the outdoors; skiing, hillwalking, climbing, horse riding, mountain biking, fishing, wild swimming, surfing and gliding are just some of the activities within an hour's drive of Beltane.

A viewing is the best way to fully appreciate what Beltane has to offer. This is a rare opportunity to acquire a semi-rural property with such diverse potential.

The Location



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**Part
Exchange
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THE SUNDAY TIMES
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Text and description
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