



Woodhead

A PLEASANT RURAL LOCATION



The property enjoys a pleasant rural location close to the popular town of Turriff and is well within commuting distance of Dyce and Aberdeen.

Turriff offers all the normal facilities one would expect from a thriving town, several banking options, NHS health centre, small shops, Post Office, supermarkets, restaurants, cafés, pubs, together with numerous hotels and churches. Preschool, primary and secondary schooling are also available. Leisure facilities include a swimming pool, bowling club, library, community centre and sports centre.

The surrounding area comprises of rolling farmland, and this part of the north-east of Scotland is famed for its outdoor pursuits. Salmon fishing is available locally on the River Deveron with the rivers Don, Dee, and the

world famous Spey a short distance away. There are golf courses at Banff (Duff House Royal), Macduff (Royal Tarlair) and Turriff which is right on your doorstep. A short drive takes you to the coastal footpath of the Moray Firth, and some of the most talked about beaches on the Moray coast, where an abundance of wildlife from seals to dolphins and numerous species of birds that frequent this coastline.

The East Coast Rail Network operates through Inverurie, providing a link to both Inverness and Aberdeen with Inverurie being the nearest link to the town. Both cities offer excellent rail and bus services, with National and international flights provide by Aberdeen Dyce Airport and Inverness Dalcross Airport. A comprehensive East Coast bus network also operates from the town of Turriff.





Clettyden

LOUNGE & FAMILY ROOM



Recently renovated to an exact standard with stunning features and innovative bespoke detail. Clettyden offers its new owners a unique property in its own grounds with many pleasing features with beautiful views to the surrounding countryside. The former croft house is an attractive property with well-proportioned accommodation. The current owners have completely rebuilt the croft to a very high standard offering modern living with a mix of traditional croft and contemporary design. The layout offers great flexibility for a growing or extended family and has been

finished with luxury fixtures and fittings throughout which provides a truly superior home.

In addition, the croft incorporates approximately twelve acres of land which is currently used privately by the owners for their own ponies, this includes large out buildings, sheds, stables, a manege, paddocks and fields. Clettyden as a whole has an excellent business potential for those looking to operate in the equestrian industry.



KITCHEN & SUNROOM





BEDROOMS & OFFICE



BATHROOMS



KEY FEATURES OF THE PROPERTY ARE:

GROUND FLOOR:

- Entrance reception hall
- Main lounge with a sun room which is currently used as a home office
- Generous family sitting room
- Well appointed sun room with views over the surrounding countryside
- Superior modern luxury kitchen with full integrated appliances including a gas range cooker and granite works tops on all work surfaces.
- Three feature multi fuel burning stoves
- Two double bedrooms

FIRST FLOOR:

- A split first floor with individual staircases
- Two double bedrooms with a family bathroom with separate shower
- Master bedroom with a bespoke designed en-suite bathroom with separate shower

A home that is truly beautiful and is an absolute pleasure to live in, early viewings are recommended to appreciate the stunning features and innovative detail.



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Entrance Hall	4.10m (13'6") x 2.30m (7'7")
Lounge	5.80m (19') x 5.40m (17'9")
Family Room	4.90m (16'1") x 4.70m (15'5")
Kitchen	6.50m (21'4") x 6.30m (20'8")
Sun Room	5.80m (19') x 3.70m (12'2")
Bedroom 4	3.30m (10'10") x 2.40m (7'10")
Bedroom 5	4.10m (13'6") x 3.40m (11'2")
En-suite	2.40m (7'10") x 1.30m (4'3")
Bathroom	2.80m (9'2") x 1.80m (5'11")

OUTBUILDINGS

Outbuilding 1	18.00m (59') x 6.00m (19'6")
Outbuilding 2	18.00m (59') x 12.00m (39'3")

FIRST FLOOR

Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.60m (11'10") x 3.40m (11'2")
Bathroom	3.80m (12'6") x 3.60m (11'10")
Bathroom 2	3.80m (12'6") x 3.30m (10'10")

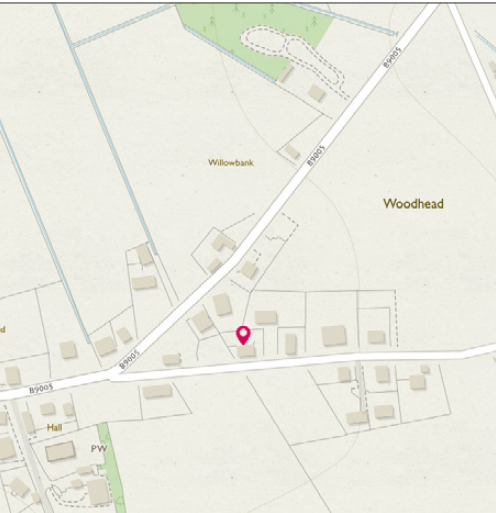
Gross internal floor area (m²): 240m²

EPC Rating: D

Extras (Included in the sale): All floor coverings and blinds, double glazing, LPG gas central Heating, gas range cooker, solar panels, ample parking and turning space for vehicles, summer house and a good range of outbuildings including a tack room.

Details

FLOOR PLAN
DIMENSIONS
LOCATION



DIRECTIONS:

Don't use Sat Nav. When entering village of Woodhead, turn down lane sign posted All Saints Church. Property is at the bottom of the lane.




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Part
Exchange
Available

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