

Essie Cottage

RHYNIE, HUNTLY, AB54 4HN



TRADITIONAL STONE AND SLATE COTTAGE NEAR
RHYNIE IN RURAL ABERDEENSHIRE



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McEwan Fraser Legal is delighted to present this two-bedroom traditional stone and slate cottage near Rhynie in rural Aberdeenshire. The property sits in the shadow of Tap O' Noth, and offers a real taste of country living only three miles from Rhynie, showcases terrific countryside views and is in excellent condition.

Entering the property via the front door, to the right is the main bedroom with natural wood floor and what appears to be a storage cupboard, but is a unique small bath with a shower-unconventional but very effective. There is also a small storage cupboard. The hall has a large storage cupboard which houses the water tank, and the second double bedroom is opposite. Continuing clockwise, the family bathroom feels large because the sink is positioned over the bath in a quirky Victorian space-saving arrangement. A natural wood floor and partial tiling create a lovely space.







The family kitchen is a practical square shape with ample open plan storage, natural wood surfaces, and shelving. There is space for a standalone washing machine, dishwasher and fridge/freezer with Ceramic hob and electric double oven. Off the hall is a small rear porch providing access to the garden. The final room on the ground floor is the rather magnificent open plan lounge diner. Sitting on a stone hearth against the backdrop of a natural stone gable end there is a sizeable multi-fuel stove. There are also exposed roof beams and a spiral staircase leading to the upper floor. Full height double patio doors allow natural daylight to flood this fabulous living space.

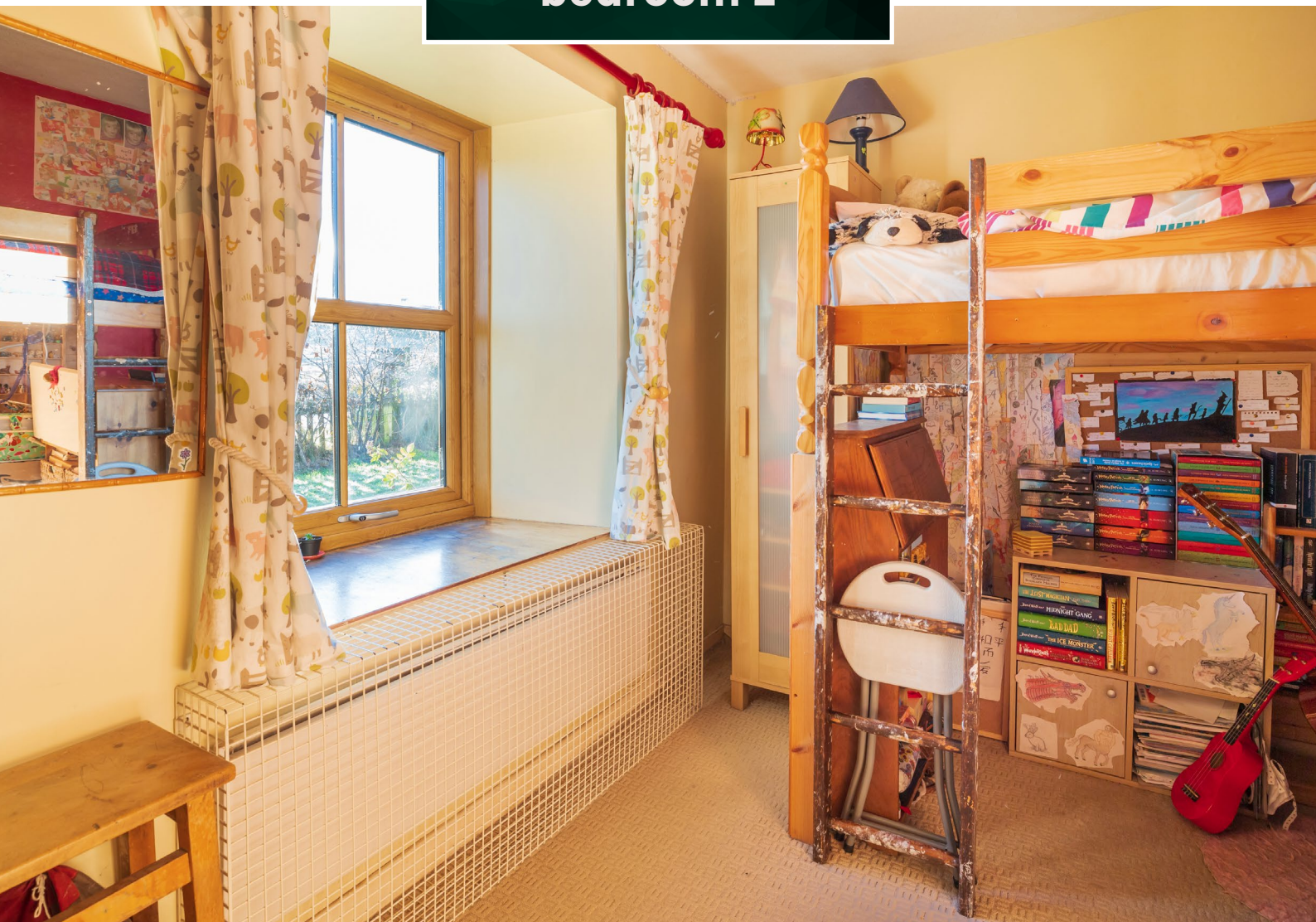


bedroom 1





bedroom 2

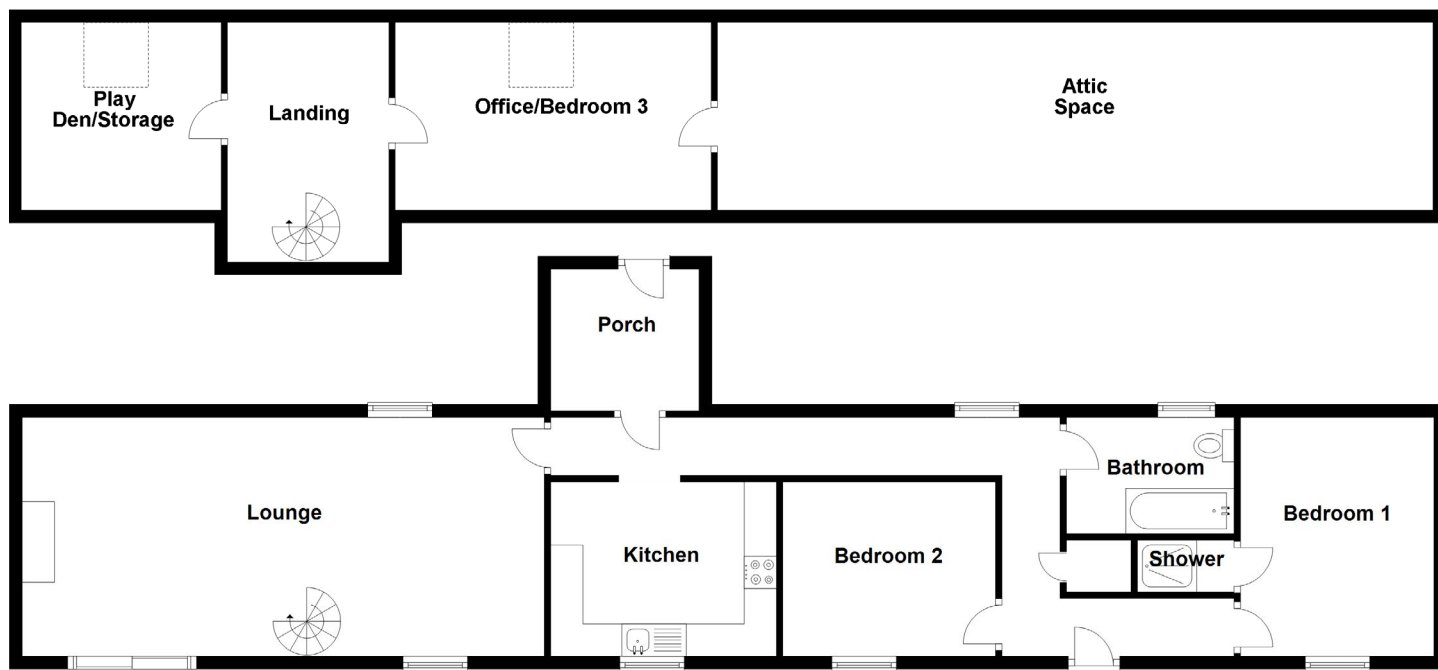






Climbing the spiral staircase into the fully floored and converted loft offers phenomenal storage, play, or study space. The present owners use one of the loft rooms as a child's bedroom and another as a play den and storage area. There is also a vast partially floored loft space beyond the bedroom, which offers even more storage.

The property is double glazed throughout; the heating system is fully electric, utilising Dimplex panel heaters. A septic tank sits just east of the cottage and is fully fenced off. Moreover, a private gravity-fed water supply is shared with two neighbouring houses.



Approximate Dimensions
(Taken from the widest point)

Lounge	8.10m (26'7") x 3.70m (12'2")	Office/Bedroom 3	4.90m (16'1") x 2.60m (8'6")
Kitchen	3.50m (11'6") x 2.70m (8'10")	Play Den/Storage	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")	Gross internal floor area (m ²): 82m ² EPC Rating: F	
Shower	1.50m (4'11") x 0.80m (2'8")		
Bathroom	2.60m (8'6") x 1.80m (5'11")		
Bedroom 2	3.30m (10'10") x 2.70m (8'10")		

Floor Plan



In addition to this, the property includes off-road parking (cobbled stone drive), a substantial garden mainly laid to lawn both front and back, plus a large garden shed constructed from a former railway carriage.

Essie cottage presents a rare opportunity to acquire a traditional stone cottage in a stunning rural setting with fabulous "Tap O' Noth" views.



Essie Cottage is a semi-rural location 3 miles west of Rhynie, a blissfully quiet country village with a strong sense of community spirit. Providing all the local amenities one would expect: pre-school & primary schooling, local shop, and post-office. The property is located just off the A97, approximately 8 miles South of Huntly and about 11 miles North of Alford; both provide excellent secondary and higher education.

The town of Huntly is a busy town with a population of around 4000 situated on the main road and rail routes between Inverness and Aberdeen. It boasts numerous leisure facilities including, a swimming pool, links golf course, outdoor bowling green, and a Nordic Ski centre. Within Huntly are banks, restaurants, cafés, pubs, two major supermarkets, and numerous churches. The east coast bus network operates through Rhynie and Huntly. Easy access onto the A97 and the A96 gives direct routing to Aberdeen, approximately 35 miles to the east. The city of Aberdeen offers other excellent rail and bus services, with national and international flights from Aberdeen Dyce Airport.

The Location

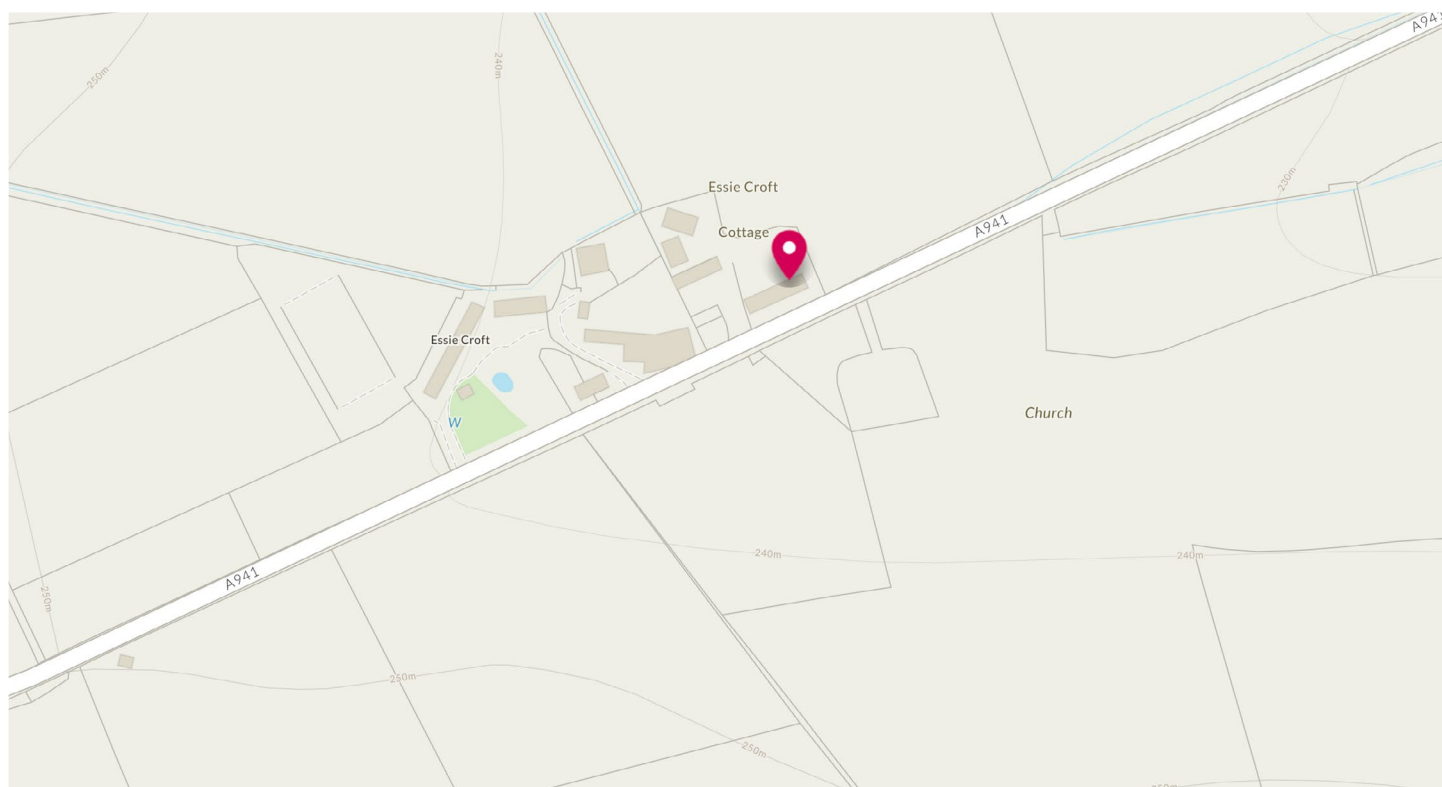
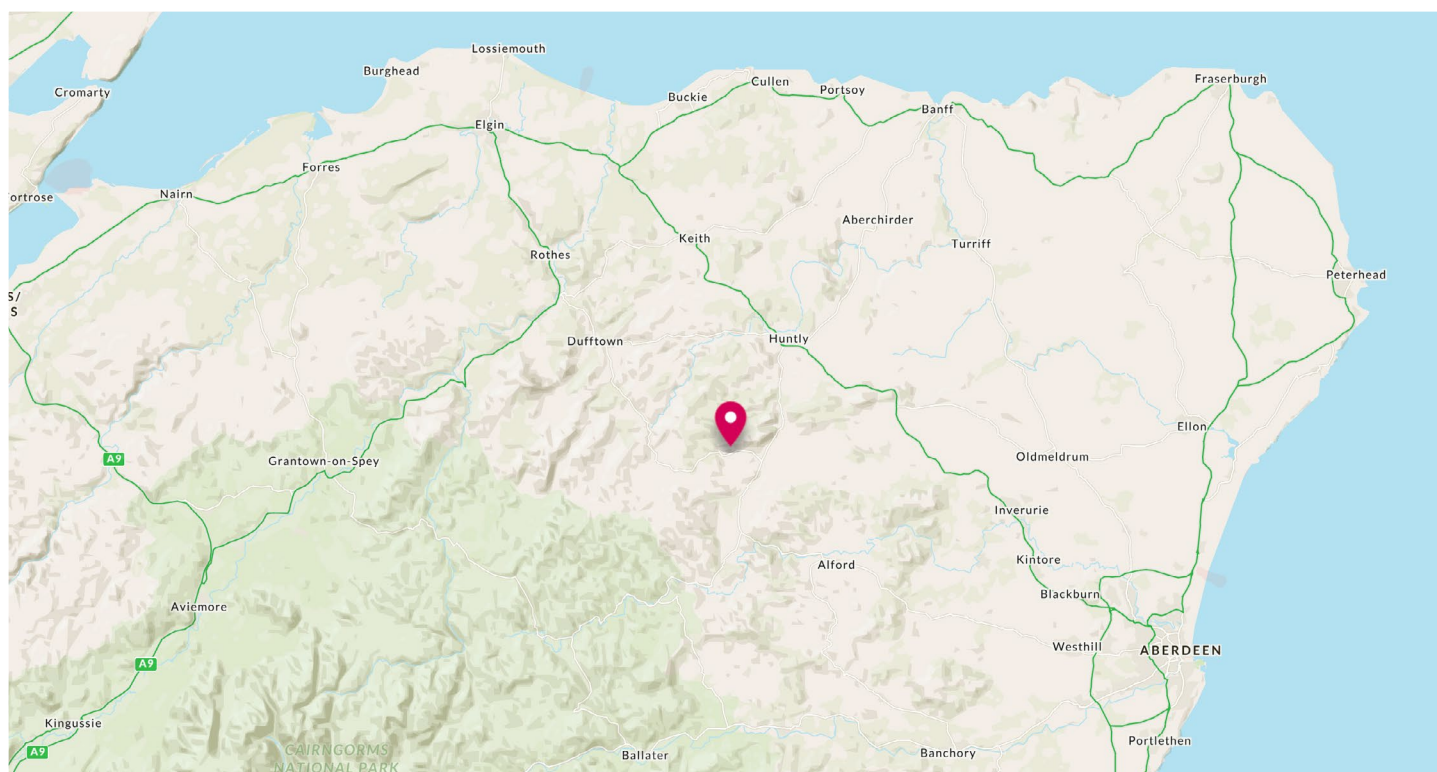


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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