

Hilton of Tollo

FORTRIE, TURRIFF, AB53 4HT



TRADITIONAL FARMHOUSE WITH A
LARGE STEADING



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The Lounge



Kitchen/Diner







A carpeted staircase with a wooden balustrade leads to the first-floor accommodation and landing where there are two large double bedrooms with dormer windows which flood the bedrooms with natural light with fantastic views over the rolling countryside. Both also have a Velux window. A third smaller bedroom completes the accommodation.





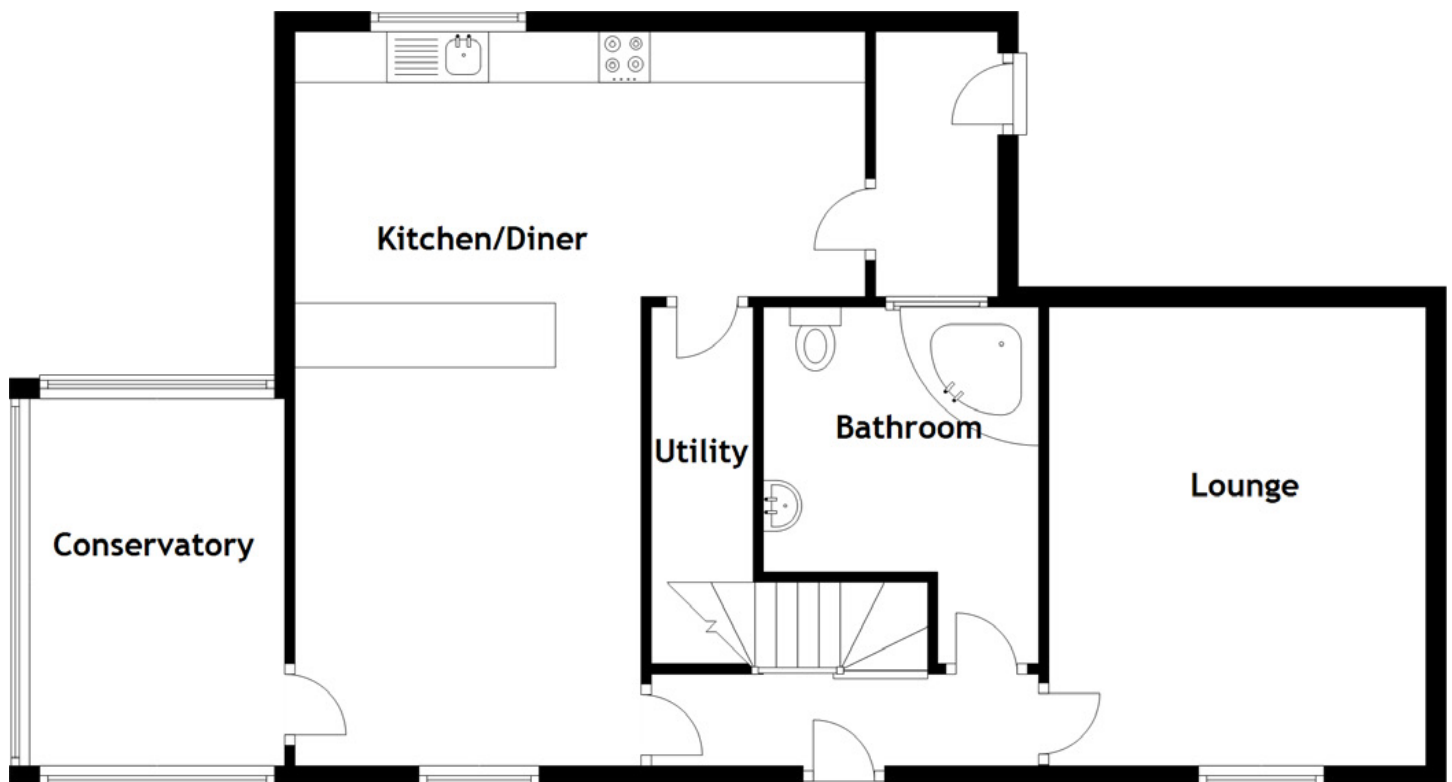
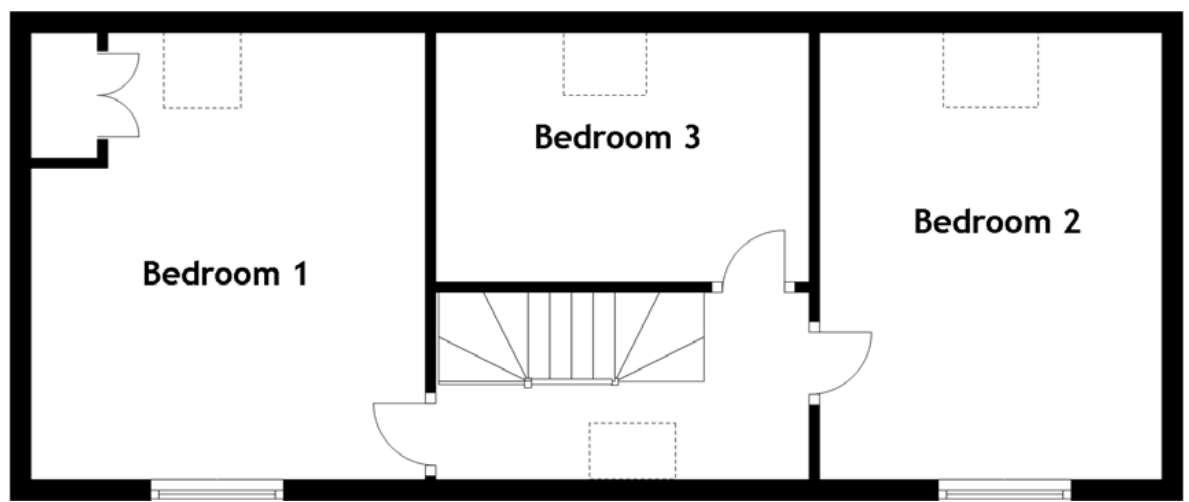
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.20m (23'7") x 5.60m (18'4")	Bedroom 2	4.30m (14'1") x 3.30m (10'10")
Lounge	4.50m (14'9") x 3.70m (12'2")	Bedroom 3	3.60m (11'10") x 2.40m (7'11")
Conservatory	3.60m (11'10") x 2.50m (8'3")	Gross internal floor area (m ²): 118m ² EPC Rating: E	
Utility	3.50m (11'6") x 1.00m (3'3")		
Bathroom	2.91m (9'7") x 2.70m (8'10")		
Bedroom 1	4.30m (14'1") x 3.80m (12'6")		



To appreciate this fantastic property's location and the potential of the steading, it's an absolute must-view. A private country track owned outright leads to the property; a gravelled driveway and turning area allow parking for multiple vehicles immediately in front of the steading.

The boundaries are either walled or fenced with mature hedges and trees. A serpentine path leads you around the property to the various gardens where you have grassed areas with borders bursting with a mixture of mature trees, hedges, plants and shrubs. Sporadic planting of seasonal plants and flowers add a fantastic array of colour that attracts a multitude of wildlife.

The large vegetable garden, with two greenhouses, provides a good yield. The gardens also provide a safe environment for children and pets alike with choices of seating areas throughout that are perfect for some alfresco dining, entertaining and admiring the views and enjoying the sun. Two storage sheds for wood and both greenhouses will remain.

The property is serviced with mains water & private drainage, mains electricity and solar panels.

Note: The extensive L Shaped steading currently provides extra storage and car parking, but adds huge potential for business purposes or conversion to residential accommodation once applications for change of use and planning were applied for and then subsequently granted.

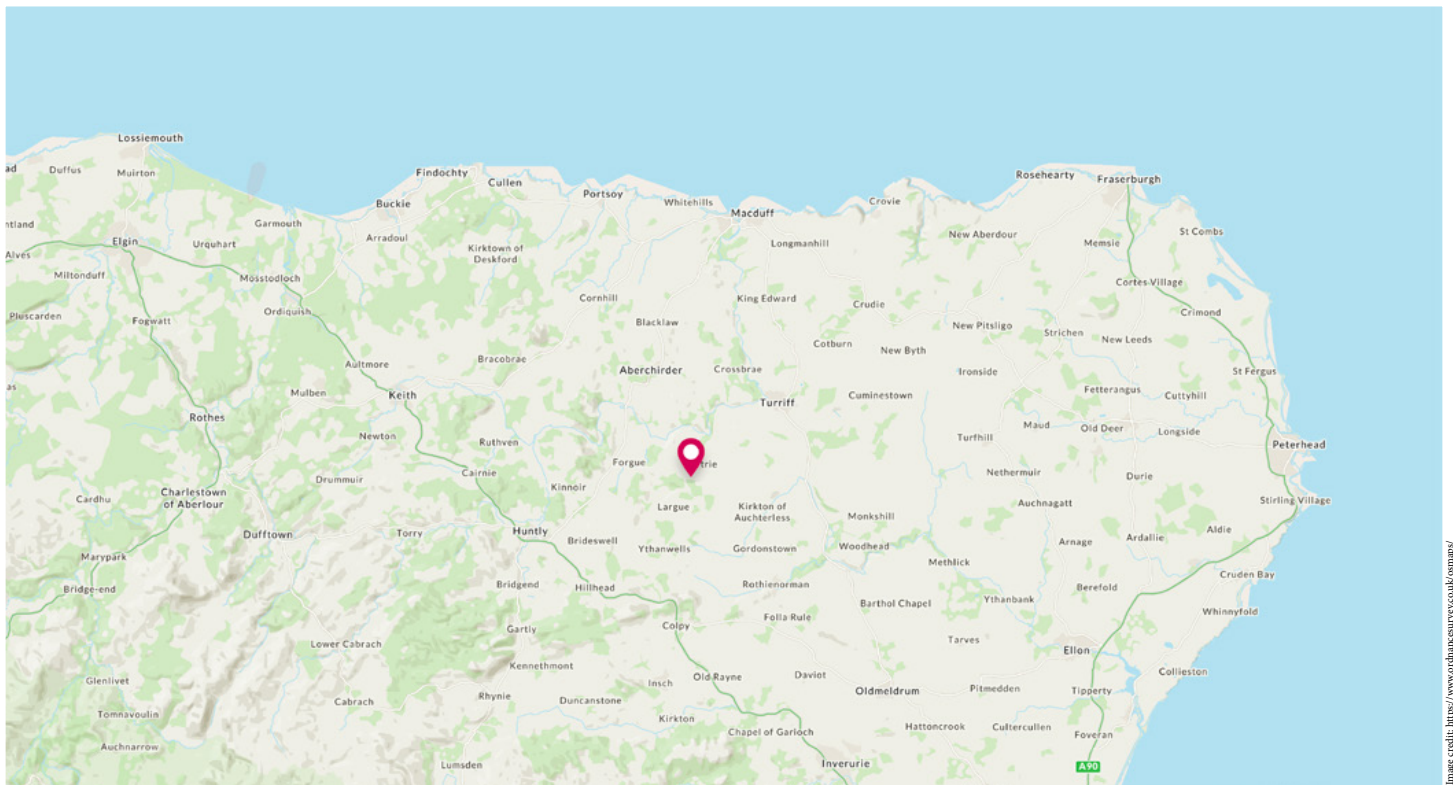
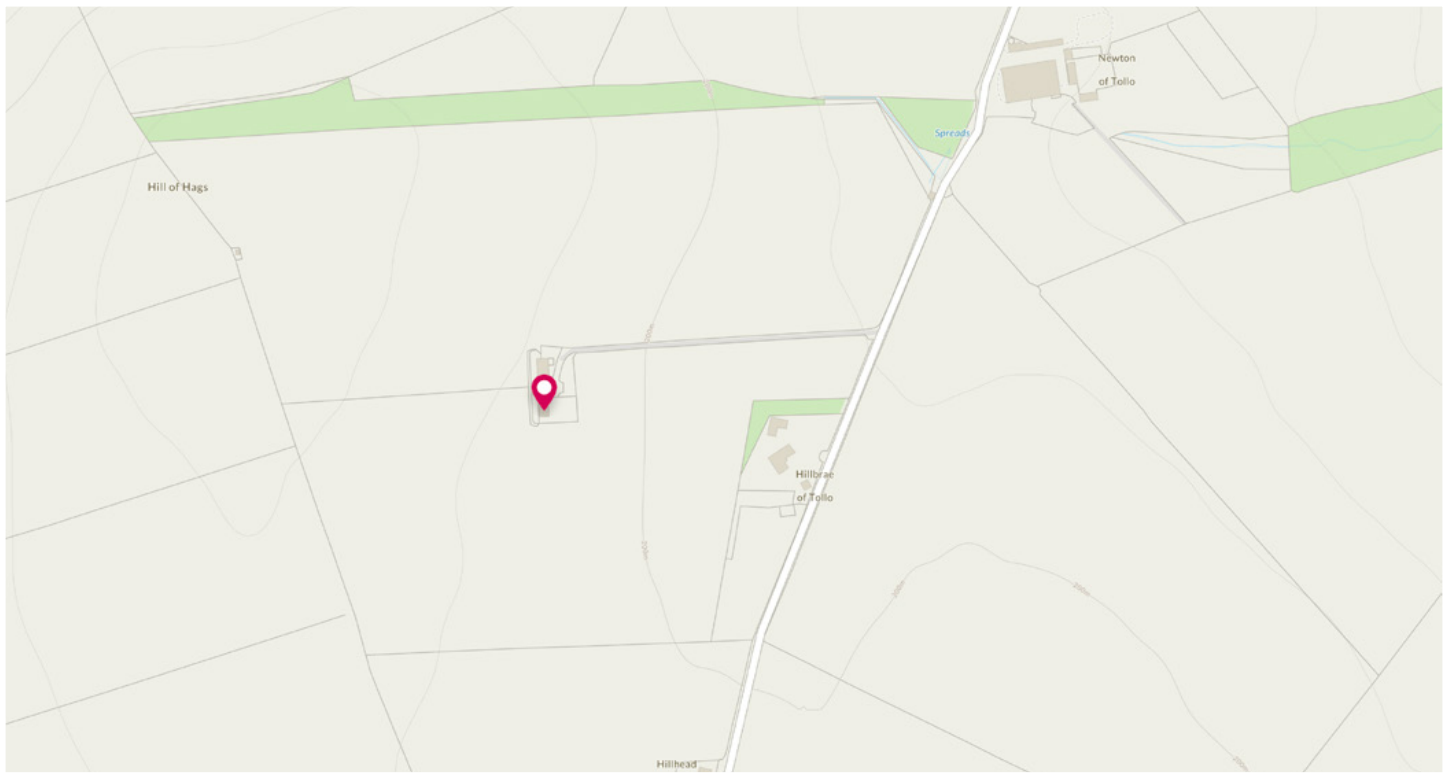






Hilton of Tollo is located in a tranquil rural location close to the hamlet of Fortrie, equidistant from the historic country towns of Turriff and Aberchirder which are approximately 7 miles away. Several main arterial routes are close by, making for an easy commute to Aberdeen and Inverness. Forgue Primary is nearby, with the larger towns of Turriff and Aberchirder offering a variety of services ranging from primary and secondary schools, and a multitude of local shops, health centres, post offices, supermarkets, restaurants, cafes and pubs, all of which add to the appeal of this area.

The local and surrounding countryside offers an array of sporting pursuits to suit all ages, including karting, clay pigeon shooting, pony trekking and mountain biking. The Rivers Deveron and Spey are a short drive away, well-known for their salmon and trout fishing. The nearby Cairngorm Mountains National Park provides hill walking, skiing, and eco-tourism opportunities, while Huntly boasts the UK's only purpose-designed Nordic Ski Centre. There is a choice of excellent golf courses in Turriff and Huntly. The area is also renowned for the Malt Whisky Trail and Castle Trail.



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