

Wetherhill Croft

ABERCHIRDER, HUNTLY, ABERDEENSHIRE, AB54 7QY



Architecturally designed and built in a traditional crofter style with vaulted ceilings throughout and all the modern comforts



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Wetherhill Croft has been architecturally designed and built in a traditional crofter style with vaulted ceilings throughout and all the modern comforts, completed in 2009 and designed to allow for versatile family living. The current owners during their tenure have maintained this property to an exceptional standard and continually upgraded both indoors and outdoors. The house and land are set on approximately 9.4 Acres, mostly set to arable grassland and gardens, for equestrian purposes.

The spacious living accommodation is set over a single level and further benefits from full double glazing with most of the windows having internally designed wooden shutters in style with the period design of the house, and oil-fired central heating.

Viewing is a must to fully appreciate the location and potential that this property has to offer. This property would undoubtedly suit the young family with room to grow or the perfect setting for those looking for a rural lifestyle. It would also suit those looking for equestrian uses or a smallholding.

THE LOUNGE



The lounge is laid with Cardeen flooring, and multiple windows on three sides flood this room with natural light. A featured open fireplace that adds that touch of grandeur.

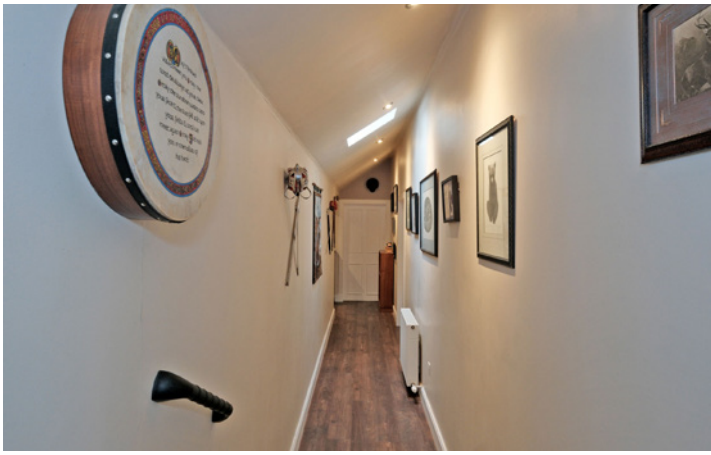
THE KITCHEN/DINER & UTILITY



The kitchen/dining room includes an integrated dishwasher, macerator, new built-in induction hob and oven, as well as plumbing for an American fridge with an ice maker. New full-length windows and doors allow access to the south-facing patio area. Off the kitchen is the utility room with plumbing for a washing machine, multiple storage cupboards, up to 6 bar water pressure management system, oil combo boiler and an outside side door with disabled ramp access.







The bathroom features wooden effect vinyl flooring, a double rain shower, an enamelled bath, a thermostatic towel rail, a skylight and a window to the south. The split-level corridor has two steps to the bedroom level, as well as an external door with access to the courtyard, a skylight and newly laid textured dark oak laminate flooring. The master bedroom is laid to carpet with dual-aspect windows and benefits from a modern en-suite with wooden effect vinyl flooring, double rain shower and thermostatic towel rail. Bedroom two is also laid to carpet, with a south-facing window and en-suite with wooden effect vinyl flooring, a large corner shower, and a thermostatic towel rail. Bedroom three is again laid to carpet with a window to the south aspect and two skylights. This room could easily be converted into two large bedrooms, both with access to the corridor. There are multiple access points to the loft throughout the property.

THE BATHROOM



BEDROOM 1



“_____”
master bedroom
is laid to carpet
with dual-aspect
windows and
benefits from a
modern en-suite
_____”

BEDROOM 2



BEDROOM 3



There is an agricultural shed with power and water, with 3 x wooden loose boxes for horses, measuring 14 x 12ft. Internal Tack room with sink and plumbing for washing machine. Outside woodshed and storage. Water purification system for a private water source. 40 x 20m outdoor horse school. There is also a two-bedroomed 2009 Winterised Willerby static caravan plus storage static caravan fenced and gated off in a private compound with hardstanding.

OUTBUILDINGS



The front garden is completely fenced off with a patio area. All land is fenced on the boundary. There is ample grazing for horses and livestock.

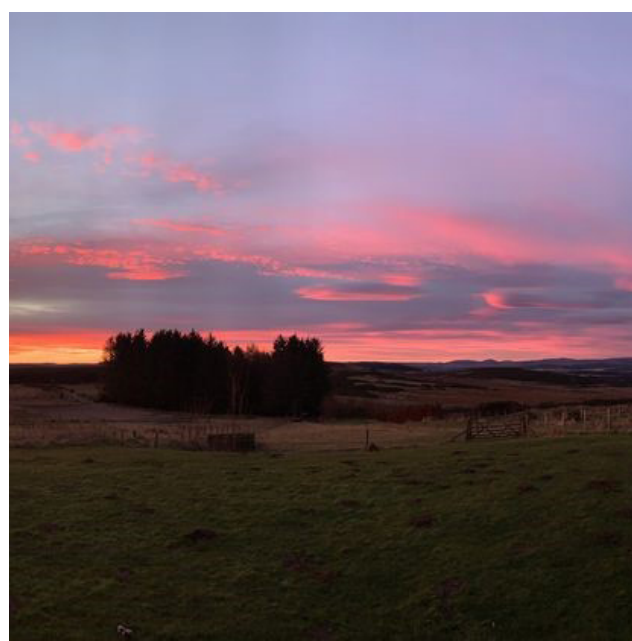
R100 Rural Broadband Scheme up to 80MB per sec is installed in the main house and static caravan.

Within the general area, you will witness a plethora of wildlife on the doorstep, dark skies, Northern lights, and 360-degree elevated views of the Grampian Hills and mountains. Complete privacy is set on the Aberdeenshire/Moray border.

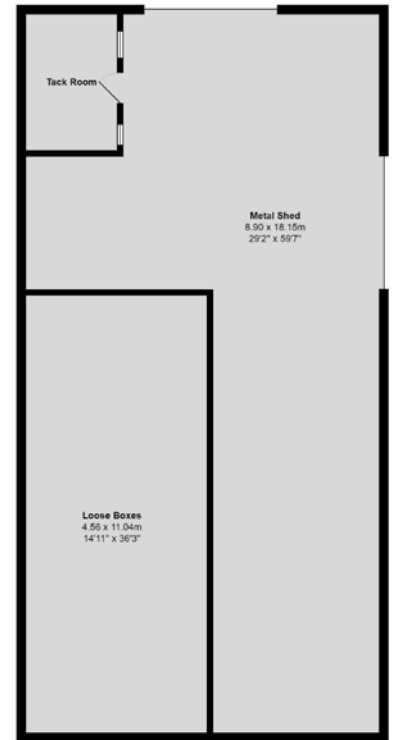
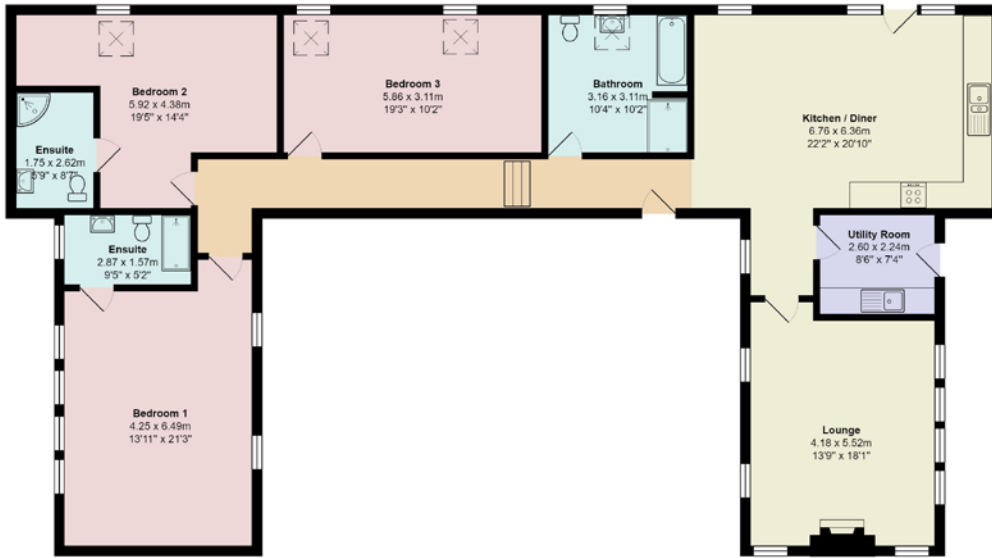
The property has mains electricity, a private water supply, and drains consisting of a septic tank to a soak away, with oil-fired central heating throughout.

EXTERNALS & VIEWS



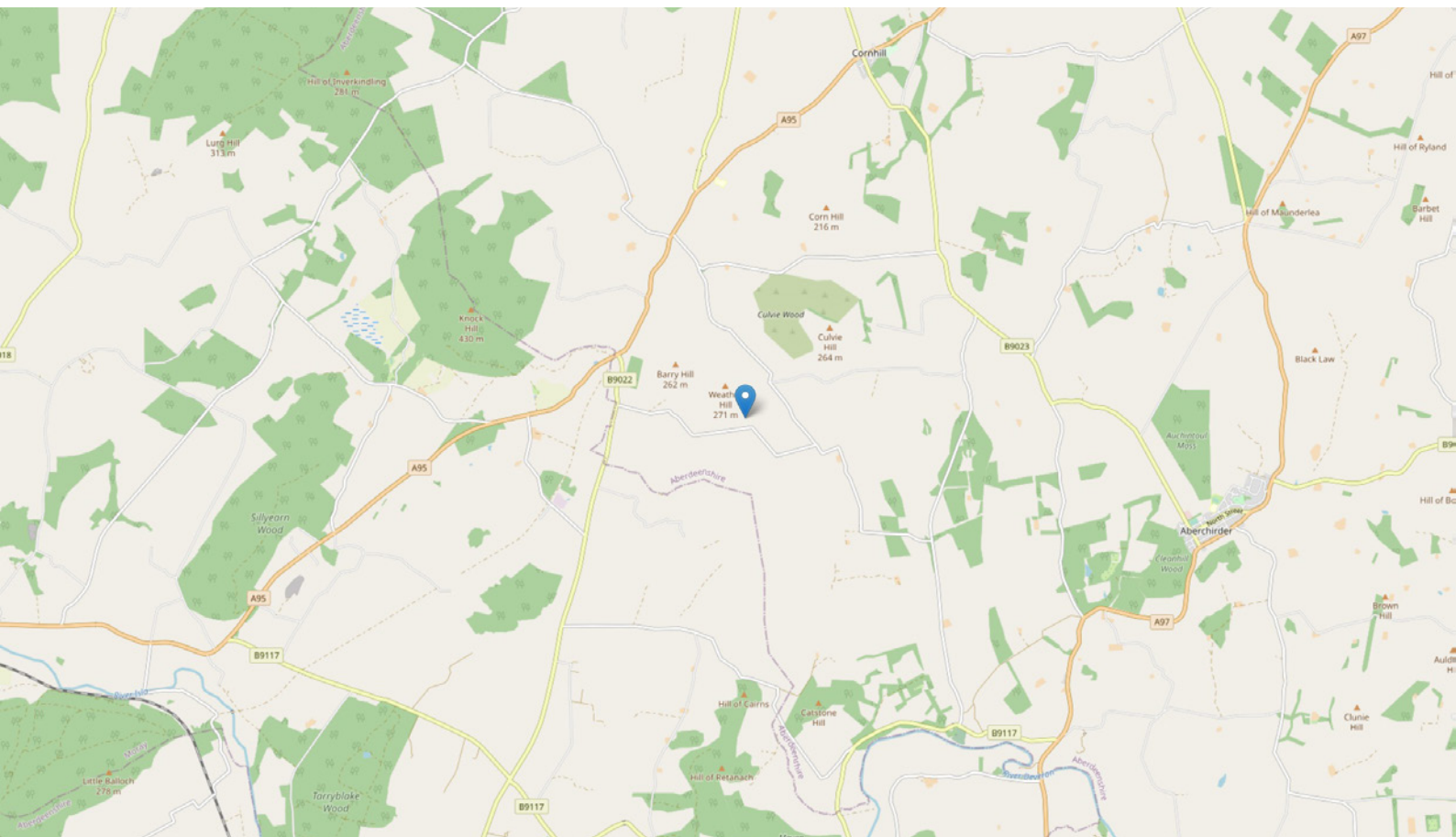


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 161m² | EPC Rating: D



THE LOCATION

Wetherhill Croft is a superior detached property approximately 1.5 miles east from the junction of the A95 and the B9022 on the main Banff to Huntly road nestled in some spectacular rolling countryside, with uninterrupted 360-degree elevated views of the Grampian Hills and mountains as far as the eye can see. The tranquil village of Cornhill approximately 3.5 miles to the North can trace its origins back to the 7th century with the nearby Castle of Park being built in the 16th Century. The surrounding area is well known for its beautiful gardens that are awash with colour in the summer. The highly regarded local primary school of Ordiquhill is approximately 2 miles from the property on the A95.

The property is also close to Scotland's Malt Whisky Trail, with the largest number of distilleries of any of the whisky-producing areas of Scotland.





Continue northeast for a short distance and you will stumble across some of the most talked-about beaches on the Moray coast, Sandend, Banff links and Cullen to name but a few. There you can find yourself completely alone with acres of sand stretching out in front of you where an abundance of wildlife can be seen such as seals, dolphins and the numerous species of birds that frequent this coastline.

There is a choice of leisure facilities available in the area, horse riding, mountain bike trails, skiing, fishing, shooting and hill walking with a multitude of immaculate 18-hole golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short drive away in the popular seaside towns of Banff and Macduff. The property is equidistant and approximately 10 miles from the stunning seaside town of Portsoy in the north or the historic country town of Huntly in the south.

All the normal facilities one would expect can be found locally, with either town offering a wide range of amenities, including an NHS health centre, post office, supermarkets, restaurants, cafés, and pubs. All of these add to the appeal of this area, which is frequented by numerous visitors, especially during peak seasons. There is also a choice of preschool and primary schooling available with secondary education facilities available in the nearby towns of Huntly, Keith or Banff.

Easy access onto the A95 - A98 gives direct routing to Aberdeen approximately 50 miles to the east, with national and international flights provided by Aberdeen Dyce Airport. The town of Keith is the nearest train link from the property and is approximately 8 miles to the south.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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