

The Old Schoolhouse

BLAIRMAUD, BANFF, AB45 2EJ



*SPACIOUS DETACHED THREE-BEDROOM
FORMER SCHOOLHOUSE*



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“The Old Schoolhouse ” Blairmaud is set back from the B9025 with a possible original build date of approximately 1900, comprising of a small school and schoolhouse, and was possibly converted and extended during the 1970s.

This spacious dwelling is built in a traditional stone and slate; the current owners during their tenure have maintained the property to an exceptional standard and it is presented to the market in an immaculate walk-in condition. Further benefitting from generous room sizes a fresh neutral decor, uPVC double glazing, and oil fired central heating with underfloor heating throughout the ground floor accommodation. This spacious dwelling house with its stunning peaceful location will make a fantastic family home, or suit the professional couple. A must view to fully appreciate all that is on offer.

The property comprises; entrance porch, leading to all accommodation, the main lounge would be the former school and possibly the gym, due to the size, extended ceilings with numerous windows flood this room with natural light, patio door to the main garden, a wood-burning stove complementing this room. The spacious dining country kitchen is fitted with multiple walls and base mounted units with ample work surfaces and superior appliances, the utility room gives access to the integrated garage with a guest WC completing the ground floor.

The Old Schoolhouse

the lounge



the kitchen









A carpeted staircase with a wooden balustrade leads to the upper floor where there is a centrally located family bathroom with a shower over the bath, three good sized double bedrooms two of which have a vanity unit (sink) fitted. In addition, there are ample storage cupboards on both floors.

A stone chip drive to the side of the property allows parking for numerous vehicles. The substantial gardens are surrounded by a boundary fence and are subdivided into different areas. The east side garden of the property has a more agricultural feel with a large shed, huge Polytunnel, numerous vegetable plots and chicken coop (two large runs), all of which are very productive. The garden borders contain a variety of hedges, plants, shrubs mature trees and seasonal flowers which are awash with colour throughout the year. The main garden to the west of the property is a laid lawn with several external sitting areas throughout the garden which are perfect for enjoying some alfresco dining in the sun along with the wildlife. A large wooden garage/workshop at the bottom of this garden has power and light.

The property is serviced with mains electricity, mains water supply, oil fired central heating and drainage to a septic tank & soak away. Also, there is a 12 panel, south facing, Solar array generating 3Kw of power on a Feed in tariff which was installed in 2014. This has approximately 14 years left and the benefits will be transferred to the new owners on completion.



bedroom 1





bedroom 2





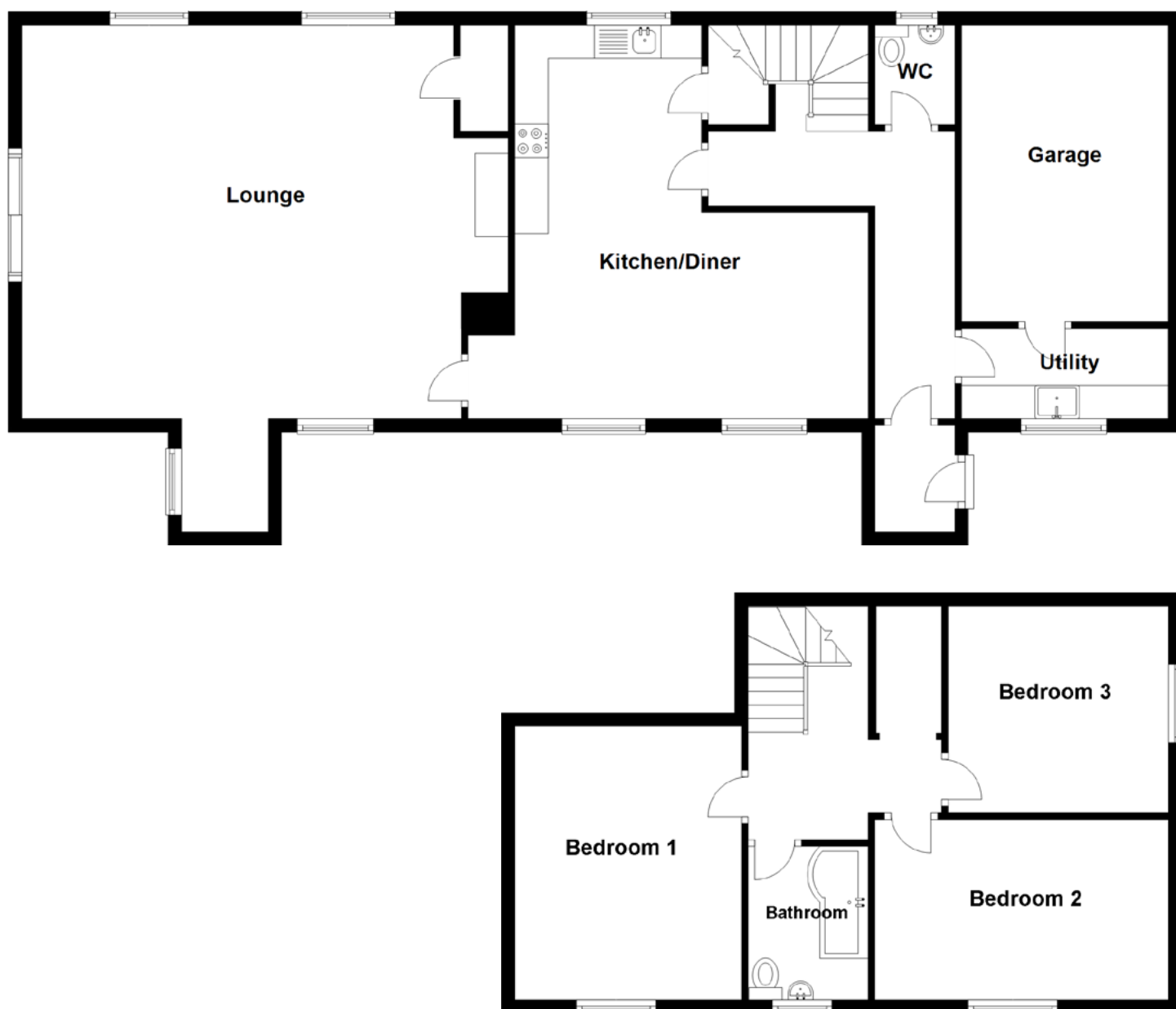
bedroom 3





bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	7.30m (23'11") x 5.90m (19'4")
Kitchen/Diner	5.90m (19'4") x 5.30m (17'5")
Utility	3.10m (10'2") x 1.35m (4'5")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bathroom	2.30m (7'7") x 1.80m (5'11")
WC	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m²): 150m²

EPC Rating: E

the exterior

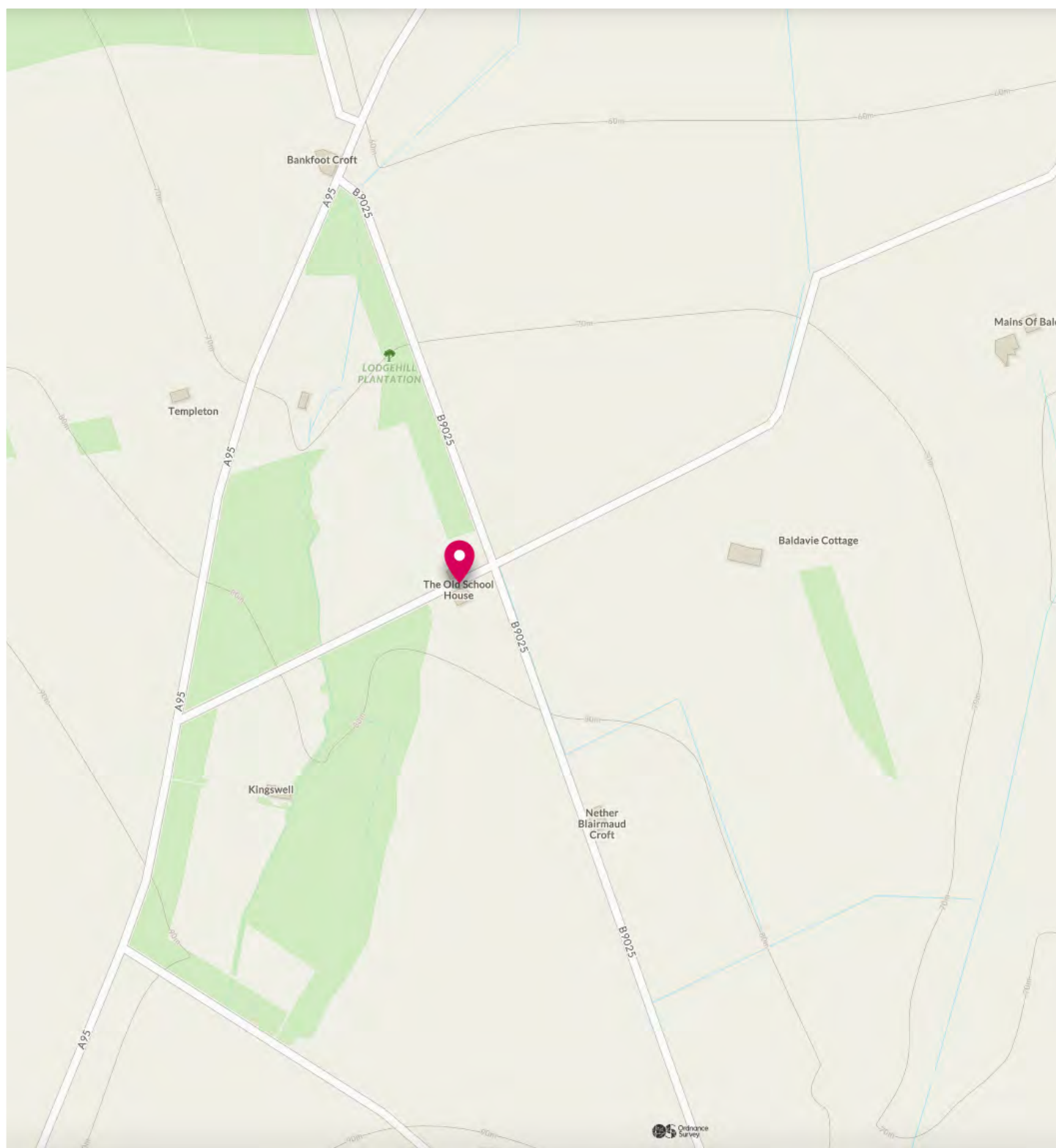




“The Old Schoolhouse Blairmaud” occupies a private rural location with views of the countryside, but only a short drive to the Moray Coast where you will find some spectacular sandy beaches and coastline, Sandend, Boyndie and Cullen all of which have acres of sand and rugged coastline where you will find an abundance of wildlife that frequents these shores, from seals to dolphins and countless species of birds.

The Moray Coast is renowned for having a relatively mild climate, with numerous leisure facilities available in the area, including a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short from the property in the popular seaside towns of Banff and Macduff.

Approximately four miles north is the picturesque seaside town of Portsoy dating from the 17th century, a historic little place with some spectacular scenery in and around the town including, Durn House and Loch Soy. All the normal facilities one would expect can be found locally in Portsoy including pre-school and primary schooling. Secondary schooling facilities are available in the nearby larger towns of Buckie and Banff, both of which provide a wide variety of local shops, major supermarkets, NHS health centres, post office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which add to the appeal of this area.



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