

Wren Cottage

BACK STREET, FORDYCE, BANFF, ABERDEENSHIRE, AB45 2SU



Impeccable B listed traditional stone and slate, three-bedroom detached cottage of circa 1900 with its original wee bothy that has power and light



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Wren Cottage is a truly immaculate detached cottage, circa 1900, located in a conservation area in impeccable condition. The present owners, during their tenure, have continuously upgraded and sympathetically modernised with due respect to its age and character, with the use of quality tradespeople being evident at every turn. The windows, external doors, heating system, kitchen, and a new wood-burning stove are just some of the fantastic upgrades that have been done.

This property, with its versatile layout, quality fittings and furnishings, and high standard of décor, offers spacious living accommodation over two floors. The property is presented to the market in an immaculate walk-in condition with generous room sizes, sash and case windows and oil-fired central heating. Wren Cottage will make a fantastic purchase for the professional couple, a first-time buyer, or a recently retired couple. Furthermore, with holiday homes in this area demanding ever-increasing prices, this substantial property with its magnificent location would make a superb holiday let and a fantastic investment opportunity. Early viewing is highly recommended; you will not be disappointed.

THE LOUNGE



The front entrance hall leads to all accommodation. There are two principal rooms on the ground floor, the lounge with its recently installed wood-burning stove, which is open-plan to the bespoke dining kitchen; both of these rooms are flooded with natural light from the dual-aspect windows. The kitchen is fitted with a wide range of wall and base units with wooden worktops and some integrated appliances. The rear door from the kitchen leads to the secluded garden, outdoor dining areas and utility shed.

THE KITCHEN



THE DINING ROOM & STUDY



The second principal room is currently being used as a former dining room, but could quite easily be utilised as a 3rd double bedroom. This fantastic room has a traditional fireplace and double doors leading to the study. A centrally located, stylish family shower room with a large cupboard completes the ground-floor accommodation.



THE SHOWER ROOM



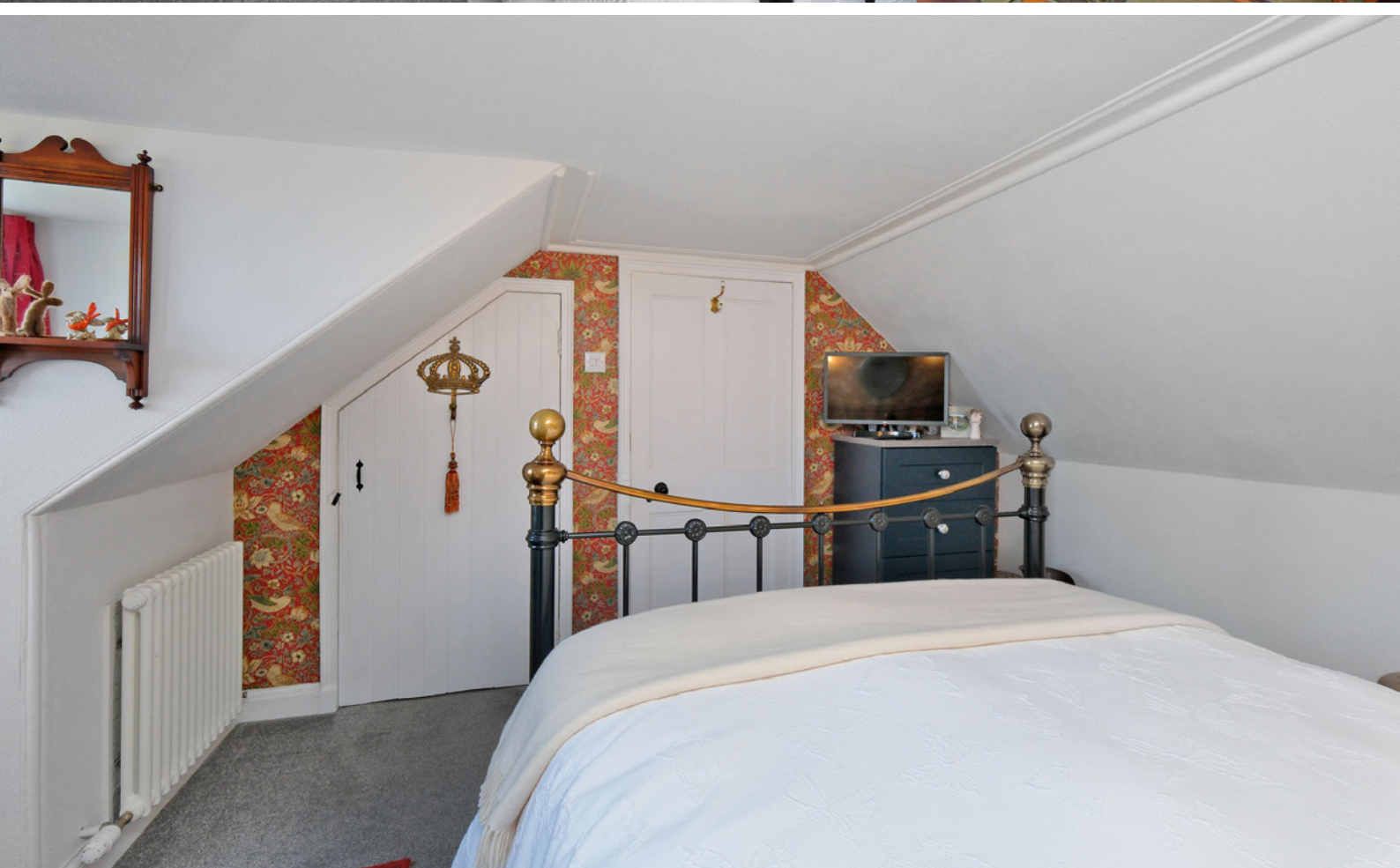


A carpeted stairway with a wooden balustrade leads to the first-floor landing, bright and airy with two large Velux windows. A cleverly designed W/C is immediately at the top of the stairs. There are two large double bedrooms, both of which feature William Morris wallpaper, a fitted cupboard and large bay-style windows overlooking the rear gardens.

BEDROOM 1



BEDROOM 2



Off-street parking is available at the side of the property for at least two vehicles. The front garden is bordered by a traditional white wooden picket fence, laid to decorative stone chip with raised flower beds of shrubs, plants and seasonal flowers.

The immaculate, very private rear garden wraps itself around the property and is laid mostly to decorative stone chip with a choice of seating areas, with a multitude of landscaped areas and sporadic planting of mature shrubs and seasonal flowers. This bright, private and peaceful area is easily maintained and perfect for entertaining and enjoying the sun. The rear garden is fully enclosed, making it a safe environment for those with children and pets.

EXTERNALS

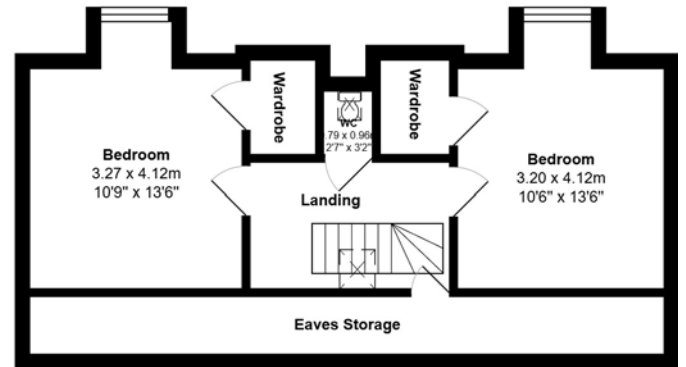
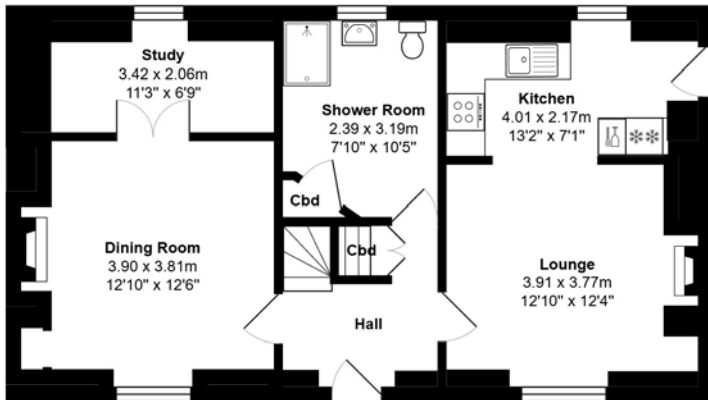
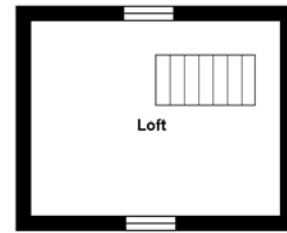
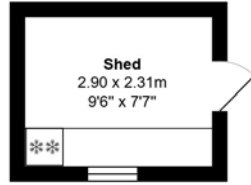
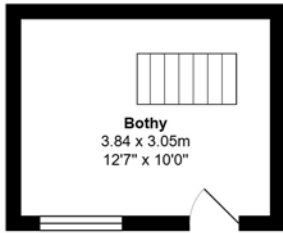


The traditional red-bricked bothy is accessed from the front of the property, a fantastic addition with the loft area providing further storage. A garden outbuilding of wooden design is utilised as the utility room, which benefits from base units with space and plumbing for a washing machine and tumble dryer, as well as space for a freezer that has power, water and light.

THE BOTHY AND HUT



FLOOR PLAN & DIMENSIONS

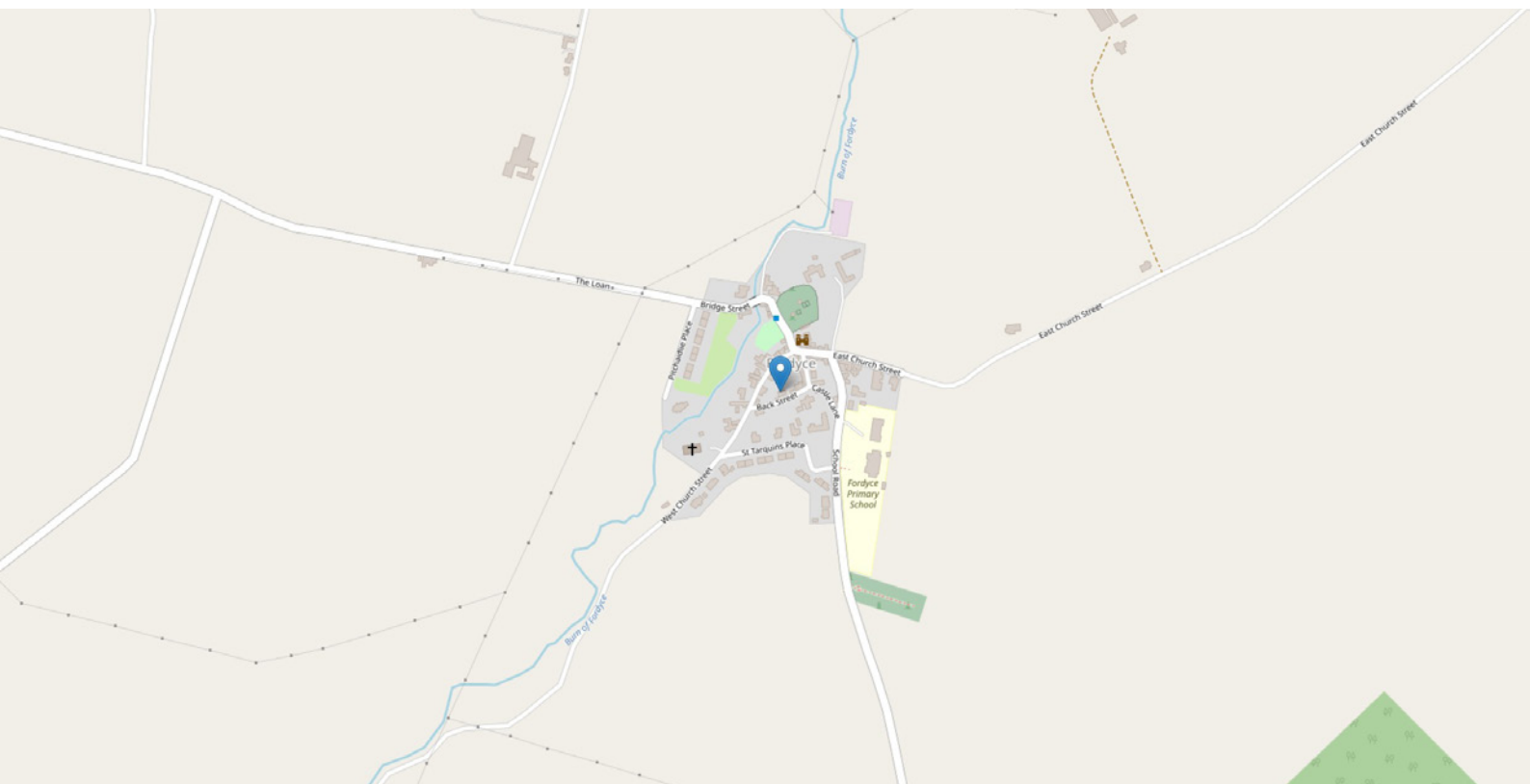


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: E

Extras: All floor coverings, blinds, and light fittings are included in the sale unless otherwise stated.

Services: Mains electricity, main drains, water, and oil-fired central heating.



THE LOCATION

This superior detached dwelling is situated in the tranquil village of Fordyce. The property is only two or three miles from some of the most beautiful beaches on the Moray coast, Sandend and Cullen, to name but a few. The village can trace its origins back to the 7th century, with the Castle being built in 1592. The local and surrounding areas are well known for their beautiful gardens that are awash with colour in the summer. Within the village, there is a highly regarded preschool and primary school. The local village hall is widely used throughout the year, providing various community events.





The Moray Firth Coast is renowned for having a relatively mild climate, with lower rainfall. The River Deveron and the River Spey are a short drive from this property and are both renowned for their salmon and trout fishing. The angler is spoilt for choice with rivers, beaches, rugged coastline, and local harbours to fish, all within a short distance from this property. There are also numerous leisure facilities available in the area, including a multitude of 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.

Approximately three miles from the property, the seaside towns of Cullen and Portsoy can be found with their historic harbours. These towns offer NHS health centres and all the usual facilities one would expect locally. There is pre-school and primary schooling available in the town. Secondary schooling facilities are available in the nearby towns of Buckie and Banff, with a school bus collecting and returning the children. A variety of local shops can be found within the town centre; an NHS health centre, post office, supermarket, banking facilities, restaurant, cafés, and pubs, all of which add to the appeal of this locality.

The area is ever popular with visitors, particularly over summer months, and during local festivals; Coast Arts Festival, Spirit of Speyside Whisky Festival, and a highlight is the Scottish Traditional Boat Festival in Portsoy.

Easy access onto the A98 leads to Aberdeen, approximately 55 miles to the South-East, and Inverness, approximately 64 miles to the West. Both cities offer national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport. National rail links are available from Huntly or Keith, approximately 11 miles away. A comprehensive East Coast bus network operates through the local seaside towns.




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