



46a

Cron House
Braemar Road
Ballater AB35 5RQ



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mackinnons
solicitors



Previously known as the St Andrews Nursing Home, "Cron House" has been extensively renovated in recent years to create an enviable, versatile family home. Beautifully decorated by the current owners, the property has been fitted with solid oak doors, skirtings and flooring, which has served to enhance the original period features, which includes high ceilings, striking turrets and sash and case windows. Enjoying an elevated position with spectacular views across Ballater, the property is nestled within the hillside and set within impressive garden grounds with Craigendarroch rising to the rear. Truly a stunning, prestigious property of repute which is ready to move into.

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We are delighted to offer for sale this outstanding, six bedroom detached granite dwelling house with triple garage, located within the picturesque village of Ballater on the internationally renowned Royal Deeside and within easy reach of local amenities, transport links and leisure pursuits.





The main entrance to "Cron House" is via the Entrance Vestibule, which leads into the light and airy Reception Hall. Immediately capturing the viewer's attention on account of the warm and welcoming atmosphere, the hall is of super proportions within an attractive oak staircase. The fabulous Dining Kitchen/Family Room, is of an open plan layout and truly the "hub" of the household. A wonderful, sociable living space of excellent proportions, the Dining Kitchen is fitted with a wide range of storage units, integrated appliances and a striking central island. The Family Room Area is ideal for relaxation, while the multi fuel stove creates a warm and inviting ambience. The elegant Dining Room is the perfect location for formal dining and entertainment. A large, west facing bay window provides plenty of natural light, while there is also an attractive fireplace and a charming turret recess. Within the light and peaceful Lounge, there is access to the patio, while a deep silled sash and case window and turret recess provide a traditional twist to the contemporary decoration. The WC Cloakroom benefits from underfloor heating and plenty of natural light, while being fitted with a traditional style, white two piece suite and monochrome decorative floor tiling. The spacious Laundry Room includes high gloss base units with a solid wood worktop and a lamona sink and drainer. Plumbed for white appliances, there is a built in storage cupboard and access to the Boiler Room, which houses the hot water cylinders, boiler and wooden shelving. The Rear Hall is fitted with twin built in cupboards, which provide an abundance of shelf and hanging space. A partially glazed door leads out to a fully enclosed portion of the driveway, while there is also access to the Grundfos home booster appliance. Completing the ground floor accommodation is the Shower Room, which includes a white two piece suite and a double shower enclosure.



Ascending the solid oak staircase, there is the upper first floor landing. The Master Bedroom Suite is of elegant décor and enjoys far reaching views across the hills via dual aspect windows. The well appointed Dressing Room includes a triple built in wardrobe, while the bright En-Suite Shower Room includes a white, traditional style two piece suite and double shower enclosure. Double Bedroom Two is a spacious, sumptuously decorated room with dual aspect views. Ideal as a stylish guest bedroom, there is a Dressing Room with triple built in wardrobe and a beautifully presented En Suite Bathroom with roll top bath and turret recess housing the wash hand basin and WC. Double Bedrooms Three and Four are both spacious, well presented rooms with cream carpeting and views across the entrance driveway. Double Bedroom Five is a calm, peaceful room with lovely views across the patio and side garden and a superb En-Suite Wet Room where the turret recess houses the stunning shower. The Family Bathroom includes a traditional style, white two piece suite and a super roll top bath. From the lower landing, there is access to the annexe accommodation. Absolutely ideal as a granny flat, teenage retreat or nanny accommodation, a hall within the annexe provides access to the Lounge, which is of neutral décor and solid oak flooring. Glazed doors to the rear provide self-contained access to the walkway and terrace at the rear. The smart and well equipped Kitchen enjoys views of the neighbouring woodland. Fitted with a range of white gloss storage units, there are integrated appliance in addition to granite effect Corian work surfaces and splash backs. The spacious Shower Room is directly accessible from the Kitchen and features a white two piece suite and a large, curved shower enclosure. Completing the annexe accommodation is Double Bedroom Six, which is situated facing the entrance driveway via a raised window.



- 6 Bedrooms
- 6 Bathrooms and WC Cloakroom
- 4 Public Rooms
- Air Source Heat Pump and LPG
- Mains Services
- Triple Garage & Games Room

"Cron House" enjoys an elevated position within extensive, versatile, and well maintained grounds. A shared tarmac driveway leads up the hill to the property entrance, where electric gates open into the large driveway which is laid with decorative stone chips. Providing parking facilities for a number of vehicles, the driveway provides access to the triple detached garage which benefits from electric up and over doors, power and light. Above the garages is a large Games Room which is accessible from the terrace and annexe. Of excellent proportions and fitted with a number of Velux skylights, the Games Room could equally be utilised as a home office or workshop. To the rear of the garage is the raised terrace, which not only benefits from a high degree of privacy, but enjoys magnificent views across Ballater. Laid with paving and decorative stone chips, the terrace is the ideal location to spend an afternoon with a glass of wine and a good book. A paved pathway leads from the terrace around the back of the property to the other side. A gabion wall separates the pathway from the sloping grounds to the rear, and leads round to a set of stairs which leads down to the garden. A large patio area is accessible from the lounge and Dining Room, and is perfect for "al fresco" dining and summer barbeques. The remainder of the grounds are laid to lawn and of easy maintenance.



Terms

Council Tax

Band H

EPC

Band C

Entry

By Arrangement

Viewing

Contact 013397
55085 or Solicitors
013398 87665



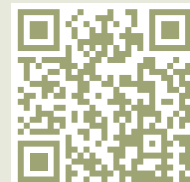
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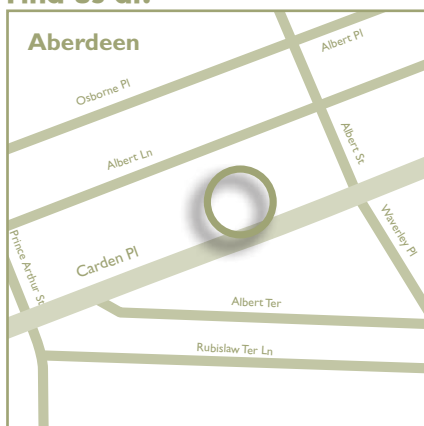
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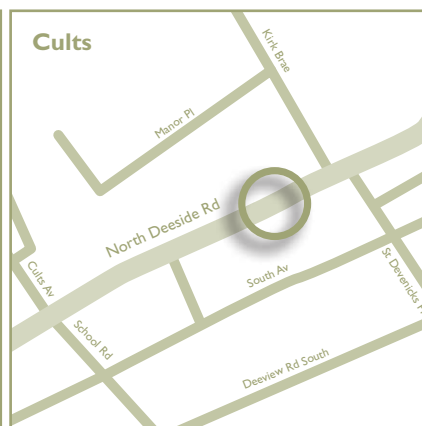
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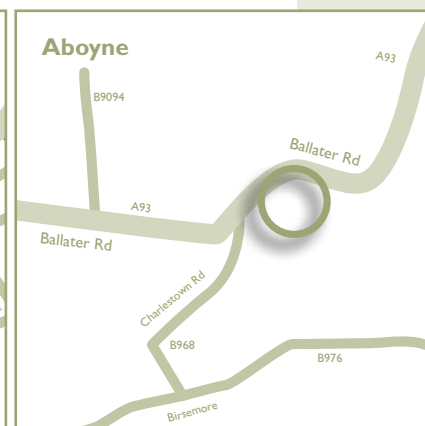
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