



Mill Cottage

Coull, Aboyne, AB34 4TS



mackinnons
solicitors



A partially glazed door to the side of the property opens into the striking open plan kitchen/dining/family room. Providing spacious and versatile living, this room is of tasteful decoration and fitted with engineered oak flooring, whilst enjoying triple aspect views across the surrounding environs, which also provide an abundance of natural light. The kitchen area is fitted with an extensive range of base, wall and display cabinetry, while the utility room provides further storage and access to the rear garden.

Returning to the dining/family room area, there is access to the contemporary and fully tiled shower room and the versatile study, which may also be suitable as a fifth bedroom.

A set of 15 pane Georgian style doors open from the family area into the spacious and elegant lounge. Enjoying views across the property frontage, central to the lounge is a striking granite fireplace housing a woodburning stove.

From the lounge, a further set of partially glazed doors open into the stunning garden room. The vaulted ceiling with full length windows floods the room with natural light, as well as providing beautiful views of the garden and neighbouring countryside. Central to the room is a woodburning stove.

A white painted open tread staircase leads up to the carpeted first floor landing, where twin skylights provide plentiful natural light and stunning views.

Located within the peaceful hamlet of Coull, between the Aberdeenshire villages of Aboyne and Tarland, this four bedroom detached home is a superb example of country living at its finest.

Built approximately 150 years ago, the cottage was fully refurbished during the 1990s. Beautifully maintained by the current owners, "Mill Cottage" provides spacious, bright and versatile family living accommodation, whilst boasting views across the surrounding countryside and farmland towards Morven. Nestled within attractive garden grounds extending to approximately 2/3 of an acre, there is a timber garage in addition to a range of outbuildings, which also incorporate a hot tub and sauna.





The principal bedroom suite enjoys dual aspect views , while twin double fitted wardrobes provide a wealth of shelf and hanging space. The principal bedroom also boasts an inviting en suite bathroom.

Double bedroom two is a well proportioned room overlooking the property frontage towards Morven and includes a double fitted wardrobe. Within double bedroom three, three skylights provide natural light. Double bedroom four is a charming room of pleasant decoration and neutral carpeting. Central double skylights allow for views towards Morven.

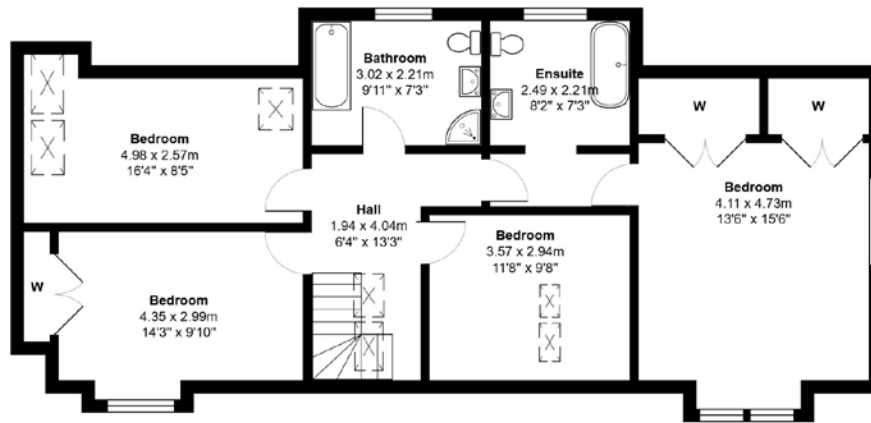
The family bathroom is inclusive of a white three piece suite and a curved corner shower enclosure housing an electric shower appliance.



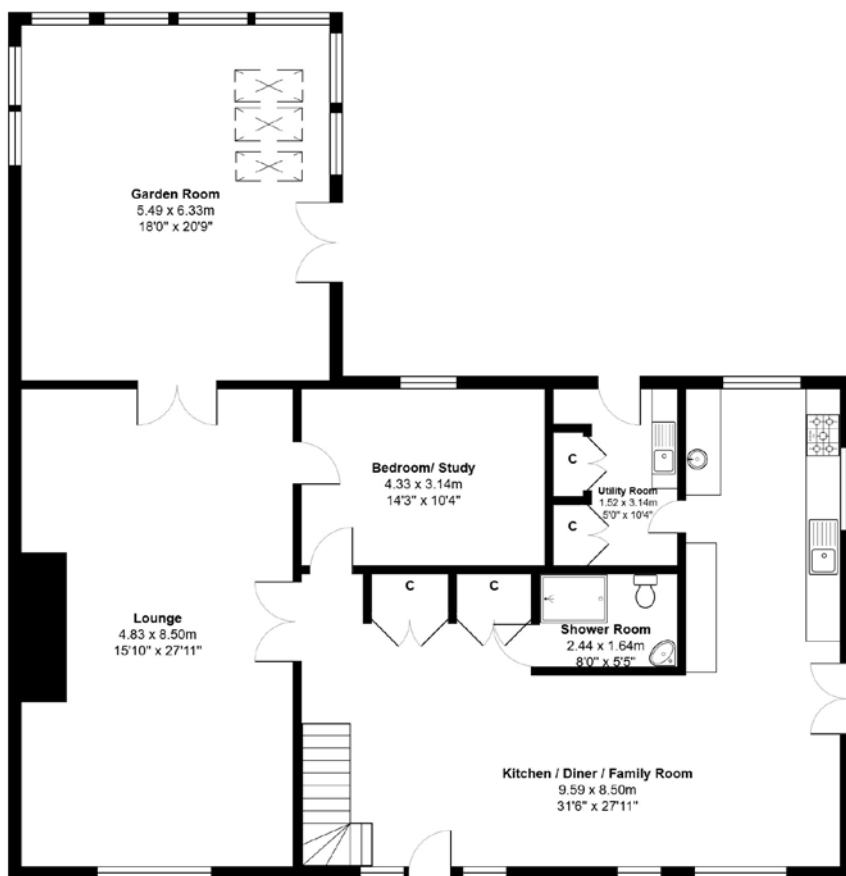
Twin tarmac driveways provide off road parking. Paved pathways border the property exterior, while a rear terrace incorporates a sheltered canopied area. The rear garden is extensively laid to lawn with a selection of seasonal flowering plants, shrubs and mature trees. Within the grounds there is a detached timber garage, while a secondary outbuilding houses a workshop and bespoke sauna. There is also a separate garden tool shed, dog kennel and exterior log store. A secondary enclosed paved terrace hosts the hot tub, "al fresco" dining area and versatile summerhouse. Finally, there is a purpose built poly tunnel and raised vegetable beds.



- Electric Heating
- Double Glazing
- Private Drainage and Water
- Four/Five Bedrooms
- Stunning Countryside Setting and Vistas
- Timber Garage and Outbuildings
- Hot Tub and Sauna



First Floor



Ground Floor

These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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