



# Mains of Hopewell

Tarland, Aboyne, Aberdeenshire AB34 4XL



mackinnons  
solicitors





Twin partially glazed curved doors lead into the welcoming reception hall area. With a corridor leading off towards the integral garage/workshop, the boot room provides excellent shelf and hanging space. The shower room is also easily accessible from the entrance door.

The impressive dining kitchen is truly the “hub” of the household. Fitted with an extensive range of cream shaker style base, wall and display cabinetry, contrasting solid wood work surfaces incorporate two ceramic Belfast style wash hand basins. A large breakfast island includes storage. Appliances within the kitchen include an enviable Aga cooking range, dishwasher and a full height fridge. Further storage facilities are available within the walk in larder.

The versatile craft room is accessible from the dining kitchen, while a partially glazed door leads into the split level rear hall. A partially glazed door opens into the remaining public living accommodation.

The versatile home office overlooks the side of the steading via a deep silled window.

The lounge is a superb public living space with a centrally appointed fireplace providing two living areas, one of which is currently utilised as a play room. The main lounge is a comfortable and inviting living space with lovely views across the grounds and beyond towards Morven.

We are delighted to present to the market this impressive five bedroom traditional granite U-shaped steading, located on the outskirts of the thriving village of Tarland and boasting fantastic views over the neighbouring countryside and towards Morven.

Converted by the current owners approximately 27 years ago, the property provides generously proportioned living accommodation across two floors, with the benefit of a large integral garage/workshop with loft in the western wing. Situated amidst extensive garden grounds with gated entrance, the steading is truly an example of country living at its best.







Returning to the rear entrance hall, there is access to a WC cloakroom, rear vestibule and spacious utility room.

Returning to the reception hall, a corridor with tiled flooring provides access to the generously proportioned principal bedroom suite. Enjoying access to the gardens, the principal bedroom boasts a spacious en-suite bathroom and dressing room.

From the ground floor there is integral access to the garage/workshop, which forms the entire west wing of the steading. Large double doors to the front and rear permit ease of access for a range of vehicle sizes. Inclusive of an inspection pit, within the workshop there is a solid wood bench, a range of units, shelving and a stainless steel sink with drainer.

From the garage a fixed staircase leads up to the fully lined loft space which provides excellent storage.





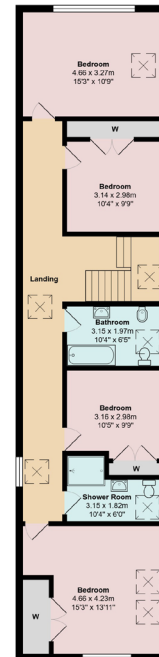
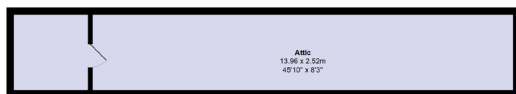
On the first floor, there are four double bedrooms, a bathroom and separate shower room.

Mains of Hopewell enjoys a secluded and peaceful location, nestled amongst rolling fields and countryside with superb views of the neighbouring hills, including Morven. A private track with gated entrance opens into the extensive garden grounds which are mostly laid to lawn with attractive borders. A tarmac driveway winds down and around the steading, providing ample parking facilities. To the rear of the steading a central area of lawn is bordered by gravel stone chippings and a paved terrace. Within the grounds there is dog kennelling and a store room with log store attached.





- Oil Central Heating
- Double Glazing
- Private Water and Drainage
- Five Bedrooms
- Aga and Wood Burning Stove
- Extensive Grounds with Gated Entrance
- Integral Garage/Workshop
- Stunning Countryside Setting



## Terms

**Council Tax**  
Band G

**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013398 87665

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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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