



Torranbuie

Farmhouse Cottage and Steading, Strathdon, Aberdeenshire AB36 8YS



mackinnons
solicitors



Farmhouse: From the front door you enter an exceptionally light and airy farmhouse style kitchen, with high and low level units, tiled work surfaces and a double porcelain sink beneath a deep silled window overlooking the front garden. The oil fired Aga provides hot water. The room accommodates a large table and family sitting space, with tiled flooring, French doors to the garden, a wooden staircase and access to the lounge.

The lounge overlooks the front garden and features deep silled and side windows, a wood burning stove, fitted shelving, elegant marble mantel and solid block ash wood flooring.

A solid oak open tread staircase leads to a light filled first floor landing with wooden flooring, two double bedrooms, a WC and versatile study or sitting space.

The principal bedroom has a deep silled bay window overlooking the gardens and forestry, with attractive combed ceilings. Bedroom two features a bay window, built-in cupboards and loft access. The WC has a Velux window, WC and wash hand basin.

The rear hallway, with terracotta flooring, provides access to bedroom three and the family bathroom. The spacious bathroom features twin sinks, WC, pastel coloured bath and separate shower, with a deep silled front facing window and tiled flooring.

Bedroom three is a double room overlooking the front garden, with a deep silled window and attic hatch. A half glazed door leads to a bright south facing sun porch with courtyard access.

Outside Farmhouse: The south facing courtyard provides a sheltered outdoor area with access to the garage and converted steading. The large lawned front garden is enclosed by magnificent dry stone dykes.

Enjoying a secluded setting within approximately two acres, this traditional farmhouse and converted steading dates back to before 1831.

The properties offer charming accommodation full of traditional features and are ideal for two families, running a small business or those with a leaning to equestrian activities, with two stables and excellent hacking from the property.

There are extensive, sheltered wood lined gardens laid to lawn with forest views and magnificent dry stone dykes. A garage is situated at the end of the property, accessed from the driveway.





The converted steading comprises a spacious lounge/family/kitchen/dining area, studio, workshop, two loose box stables and oil storage. The garage has additional workshop space, with a separate self-contained workshop and studio providing an independent entrance. An imposing solid wood front door leads to the hallway and utility area, featuring exposed stonework, rafters and sarking and a Victorian lantern.

The exceptionally spacious studio/living area is light and airy, with south west facing roof and wall windows providing magnificent forestry views. Original larch pillars and pine lintels, solid ash flooring and a handsome wood burning stove add character, with a recessed fitted kitchenette.

The bright shower room features a WC, wash hand basin and corner shower.

The rear hall leads to a spacious double bedroom with Velux style and gable end windows, combed ceilings and wood flooring.



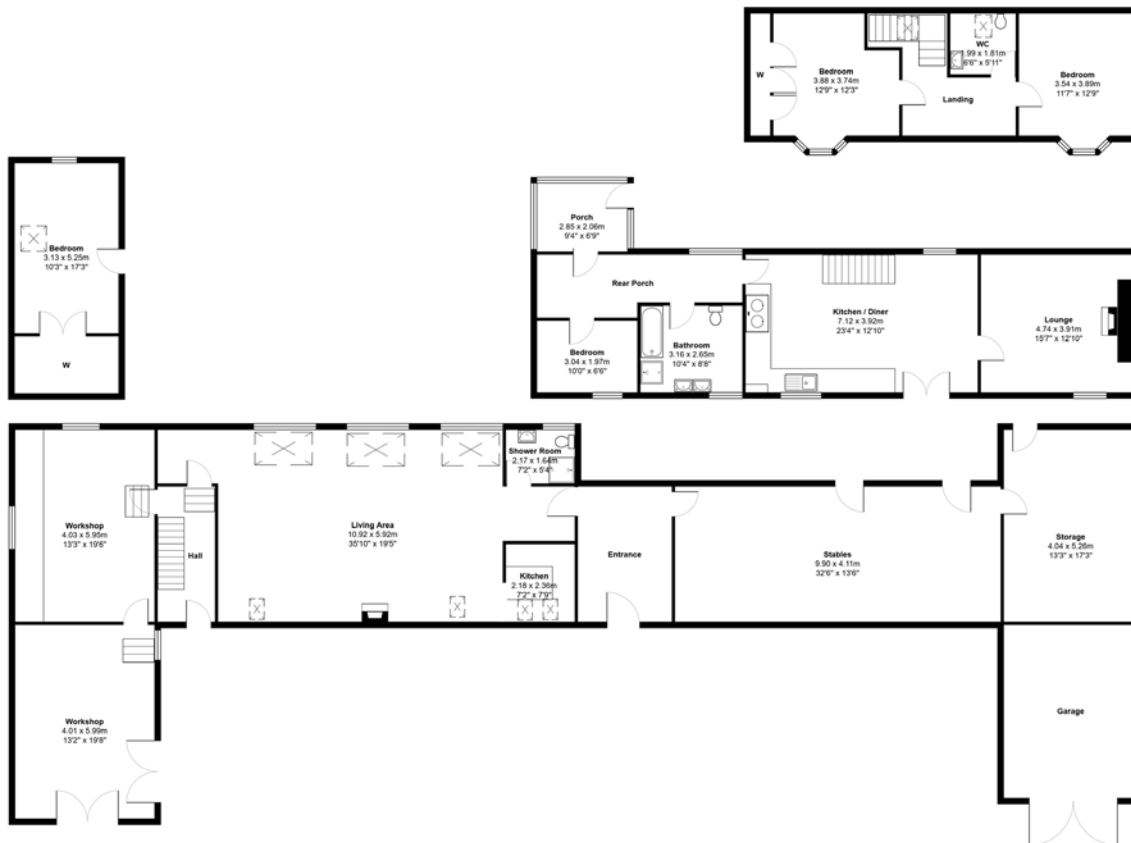
The workshop has workbenches, power, lighting, original stone walls and south facing windows, with storage and garden access.

The stables comprise two loose boxes with concrete flooring, drainage, exterior access and wood/feed store. Additional storage includes the log store, utility and former oil room. The external oil tank supplies the Aga for heating, hot water and cooking.

Outside Steading: Sunny south west facing gardens extend towards woodland and a small burn, with access to the parking area, courtyard and garage. The garage has a double wooden door, power, lighting, attic storage and workbenches.



- Oil Central Heating
- Double Glazing
- Private Drainage and Water
- Versatile Accommodation
- Outbuildings
- Large Garden



Terms

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Band F

Entry

By Arrangement

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013397 55633

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- Shipping
- Marine

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.