



Woodcorner

Keig, Aberdeenshire AB33 8DS



mackinnons
solicitors



A unique spacious modern detached house with grand Scottish baronial styling nestled in an acre of secluded garden grounds surrounded by mixed woodland and open countryside. Woodcorner is ideally suited to comfortable and convenient family living due to its proximity to the local amenities of Alford and the more cosmopolitan provisions of Aberdeen city, whilst offering ample space for those working from home and easy access to the Cairngorms for outdoor enthusiasts.



The house is approached along a private track to wrought iron gates leading onto the gravelled driveway and turning area with parking for several vehicles. The front entrance to the house is a circular turreted entrance hall with grand double doors and a tiled mosaic effect floor. Glazed double doors lead to the inner hallway and from here there is access to all of the ground floor accommodation and the elegant curved staircase. Throughout the ground floor solid oak flooring with underfloor heating provides comfort and grandeur to this thoughtfully designed home.

To the right from the entrance hall is the spacious and bright sitting room with glazed double doors onto the patio area and two double height windows to the west, either side of an elegant fireplace with log burning stove and black slate hearth. The adjacent dining hall is accessed via impressive full width glazed double doors with glazed side panels and there is a magnificent full width double height bay window with a southerly outlook over fields. Part of the room is double height and open to the minstrel's gallery on the first floor.

The well proportioned breakfasting kitchen is fully fitted with an impressive range of base and wall units with contrasting black worktops and black Amtico flooring. There is a 4 oven/5 ring Quisinemaster range, an American style fridge freezer with full height cupboards to both sides, a stainless steel drainer sink with dishwasher below and striking red splashback tiling. The kitchen is dual aspect south and east with glazed double doors to the patio area and ample space for a dining table.

A utility room which is accessed from the kitchen provides additional fitted cupboards and is plumbed with sink, tumble drier and washing machine.

At the other end of the hallway is the media/family room, with French doors to the garden and is fully wired for audio and visual equipment (as are the majority of the rooms on the ground floor). Adjacent is a games room, also with French doors to the garden, and a pool table with overhead lighting.



On the ground floor is a spacious family bathroom with fully tiled walls, Amtico flooring and a white suite. There is a large storage/drying cupboard housing the manifold for the underfloor heating and the ground floor integral vacuum equipment.

An elegantly curved solid wood staircase with fitted carpet runner leads to a spacious galleried landing with an unusual minstrel's

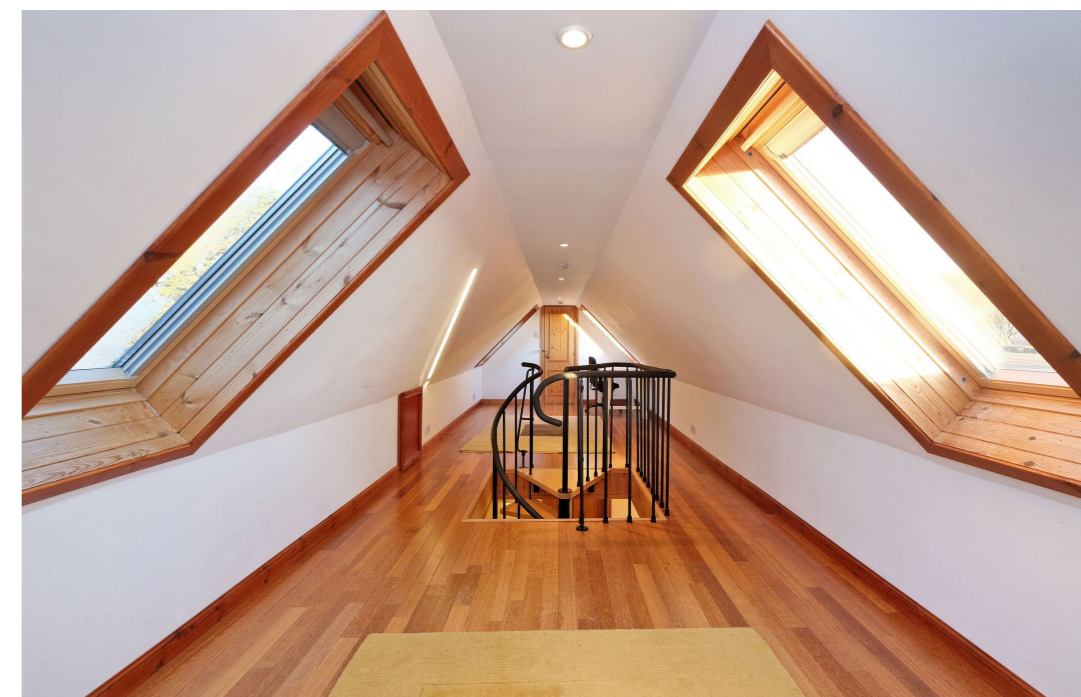
gallery/study area overlooking the dining hall and with views to the south.

The master bedroom is magnificent with ample room for generously proportioned freestanding furniture. The impressive full height arched window overlooks the back garden and woodland and a vaulted ceiling with an exposed beam adds grandeur.

King size bedroom 2 has a southerly outlook and benefits from an en-suite shower room which is fully tiled and fitted

with a walk in shower enclosure, WC, hand basin and heated towel rail. There are three built in double wardrobes.

Double bedroom 3 has a lovely sunny outlook to the south and west and double bedroom 4 has a westerly aspect and benefits from a built in double wardrobe. Bedroom 5 has an attractive dormer window with easterly outlook. Single bedroom 6 is a charming, circular turret room above the entrance hall, accessed through an unusual arched doorway.



Completing the first floor accommodation is a family shower room fully tiled with corner shower, WC, hand basin, Amtico flooring and heated towel rail.

A spiral staircase from the landing leads to a fully floored loft room with 4 Velux windows and large storage cupboard housing the hot water tank.

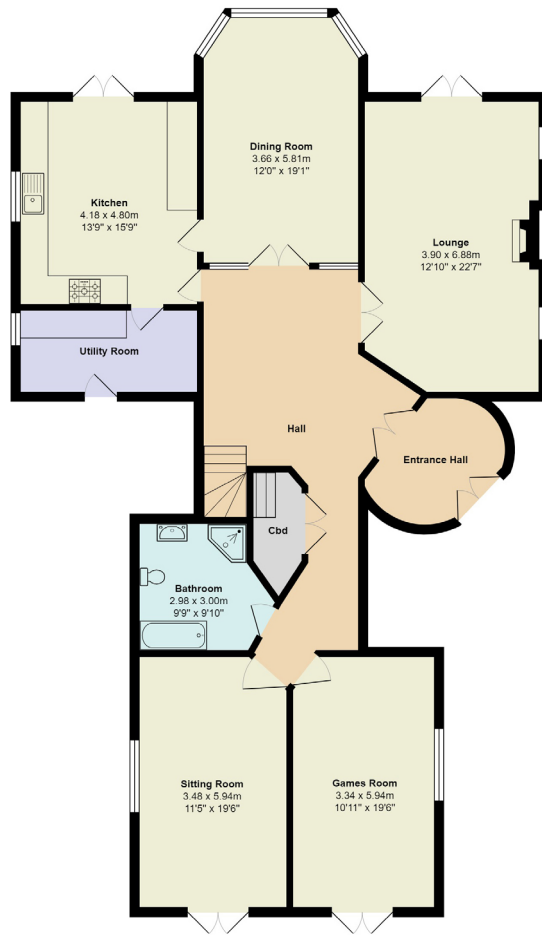
The house sits in approximately 1 acre of mature garden surrounded by mixed

woodland on two sides and with open views over fields and farmland to the south. The paved patio, accessed from the kitchen and the sitting room via double patio doors, is ideal for relaxing and alfresco dining. It incorporates a stone barbecue set into an attractive boundary wall built from reclaimed granite. A detached timber garage, garden shed and wooden cabin/studio are variously placed around the perimeter of the garden. To the back of the house is a dog kennel with run.

There is underfloor heating on the ground floor and oil fired central heating to radiators on the first floor. All of the furniture and the ride on mower is available by separate negotiation.



- Stunning rural setting
- 6 Bedrooms
- 4 Reception rooms
- 3 Bathrooms
- Unique baronial styling
- Kitchen/breakfast room
- Approximately 1 acre
- Southerly outlook



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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.