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**SMIDDY COTTAGE, CAMPFIELD, GLASSEL, AB31 4DL**



**Charming Two Public/Five Bedroomed  
Cottage**

OFFERS OVER  
**£349,000**

# SMIDDY COTTAGE, CAMPFIELD, GLASSEL, AB31 4DL

## Charming Two Public/Five Bedroomed Cottage

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### Accommodation Overview

Entrance Hall, Kitchen/Diner, Utility Room, W.C., Guest Bedroom, Lounge and Family Bathroom. Upper Hall: Four further Double Bedrooms and Shower Room. Garden.

Enjoying a superb, elevated position with lovely panoramic views, this well proportioned cottage has been sympathetically extended to form light and airy living accommodation. An entrance hall leads to a well appointed kitchen/dining area that boasts a superb open layout with patio doors leading to the rear garden. The spacious lounge faces south with a spectacular view of open countryside, forests and hills. A large guest bedroom, family bathroom, w.c. and utility room complete the ground floor. Upstairs, is the spacious main bedroom and three further double bedrooms, and a shower room. With engineered birch flooring throughout the majority of the property, this charming and picturesque cottage would not be out of place in a Beatrix Potter story, you can almost imagine Peter Rabbit and Benjamin Bunny on their mischievous adventures here. Surrounded by a variety of seasonal plants, shrubberies and trees, including trained roses over the front entrance and apple trees. Viewing of this fabulous cottage is highly recommended to fully appreciate the location and accommodation on offer.



## Entrance Hall

Entered via a hardwood glazed panelled door, this bright hallway provides access to all ground floor accommodation. Staircase to upper floor. Extensive use of natural wood is evident on all doors and facings. Understair storage cupboard. Carbon monoxide detector. Smoke alarm.

## Lounge

**5.00m x 4.30m (16'5" x 14'2") approx.**

Imagine cosy evenings spent in front of the wood burning stove with a slate hearth and masonry surround. This large lounge is perfect for family time or even times of solitude. There are windows to the front and rear. Carbon monoxide detector. Smoke alarm.

## Kitchen/Diner

**5.30m x 4.40m (17'5" x 14'5") approx.**

The kitchen is the heart of this country home. With pine wall and base units, display cases and matching shelves, there is an abundance of white laminate work surfaces with a stainless steel sink and drainer with mixer tap, completed with tiled splashbacks. With double patio doors leading onto the back patio, a window at the sink looks out west over the garden to the drive. Ample room to house a sizeable dining room table and chairs.



## Utility Room

**3.60m x 2.50m (11'10" x 8'3") approx.**

With a side entrance from the garden, this generously proportioned utility room fits in perfectly with the property's country style. With pine base units with a white laminate worktop and Belfast sink. High level pine shelving. Access to w.c. Tiled flooring.

## W.C.

**1.52m x 1.22m (5'6" x 4'7") approx.**

Two piece suite with w.c. and wash hand basin. Tiled flooring.

## Guest Bedroom

**5.10m x 3.05m (16'9" x 10'0") approx.**

Located at the front of the property with a south facing picture window. This room could lend itself to a variety of uses including a sizeable double bedroom, an additional public room, a study or a playroom. Wall mounted lights.

## Family Bathroom

**2.50m x 2.30m (8'3" x 7'7") approx.**

With three piece suite comprising w.c., pedestal wash hand basin and bath with mains shower over and glazed screen. Fully tiled to the bath and shower area, and to dado height behind the sink and w.c. Opaque side window. Extractor fan. Wall mounted mirror on original masonry wall that forms part of the original building. Vinyl flooring.



## Upper Hall

Ascending from the entrance hall via carpeted stairs with a pine banister, this long hallway, with windows and skylight, provide access to the entire upper floor accommodation. Smoke alarm.

## Main Bedroom

**5.00m x 4.40m (16'5" x 14'6") approx.**

This substantial double bedroom benefits from easterly and westerly facing bay windows.

## Bedroom 3

**4.80m x 4.10m (15'9" x 13'6") approx.**

Located to the front of the property in the original section, this double bedroom benefits from spectacular views out its bay dormer window across the countryside. Original timber flooring.

## Bedroom 4

**5.15m x 3.05m (16'11" x 10'0") approx.**

Adjacent to bedroom two, this double bedroom shares the same qualities and views from its bay window. Storage in eaves.



## Bedroom 5

**3.45m x 3.40m (11'4" x 11'2") approx.**

This bedroom is the first room in the extended section and returns to engineered birch flooring. With plenty of space for free standing furnishings.

## Shower Room

With three piece suite, including tiled shower enclosure with glazed screens, pedestal wash hand basin and w.c. Heated towel rail. Wall mounted pine mirrored bathroom cabinet. Velux window.

## Outside

Enjoying an elevated position with open south facing views towards Clachnaben. A stone chipped driveway leads to a raised parking area and there are raised borders stocked with several mature shrubs. Gated access to a fully enclosed garden that encircles the property. Mainly laid to lawn with stone chip paths providing access around the property. To the rear of the property, there is an area of paved patio ideal for enjoying the ambience of the countryside. Several sheds, a wood store and summer house to remain. External oil tank.



## Location

This rural community is situated near Banchory town, on the A980 just before Torphins. There is a filling station with a convenience store nearby.

## Directions

On leaving Banchory from the Raemoir Road, at the main Raemoir junction, turn left onto the A980 and continue past Campfield petrol station on the right. Smiddy Cottage is on the right hand side a short distance ahead, as indicated by our For Sale board.

## Notes

Oil central heating. Double glazing. EPC=E. Private septic tank with soakaway. Mains water supply. Right of access for farmer to field via driveway. Integrated dishwasher, cooker, washing machine and tumble dryer to remain.



## Viewing

Please telephone 07530 470599 or 07803 371148 or the Selling Agent's Banchory office.

## Office Reference: JFM/SC/Banchory

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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