

**Raeburn
Christie
Clark &
Wallace**

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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

TOR HOUSE, MAUD, AB42 5PP



**Outstanding Four Bedroomed Detached
Dwellinghouse in Beautiful Surroundings**

OFFERS OVER
£350,000

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Accommodation Overview

Vestibule, Reception Hall, Lounge, Kitchen/Diner/Family Room, Utility Room and Shower Room. Upper Landing: Master Bedroom with En Suite Shower Room, Three further Double Bedrooms and Family Bathroom.

Offering outstanding open views across the Buchan countryside, this exceptionally well proportioned detached four bedroomed dwellinghouse was constructed to a high standard in 2019, with fine attention to detail paid throughout, creating a magnificent family home offering a wealth of accommodation. Situated a very short distance from Stuartfield and within a 15 minute drive approx. of Ellon, with its excellent access to major road links, the accommodation includes a bright vestibule with integral door to the garage, a welcoming reception hall and an elegant formal lounge fitted with a wood burning stove. A fabulous fully equipped kitchen/diner/family room offers beautifully appointed informal living space demanded by todays modern family and gives access to the handy utility room with shower room off. Four double bedrooms, with striking en suite shower room to the master, and the family bathroom completes the accommodation on the upper floor. The property is fitted with quality triple glazing and oil central heating and finished with solid oak inner doors and finishings throughout. The property stands within extensive wrap around gardens which are beautifully appointed to fully appreciated the excellent setting, and a large driveway leads to the spacious garage with electric door. Early viewing of this beautiful home is highly recommended to fully appreciate.



Entrance Vestibule

A bright vestibule incorporating a large walk-in cupboard. Integral door to garage.

Reception Hall

A well presented hall, fitted with solid oak inner doors with glazed insets and finished with laminate flooring. Carpeted balustrade staircase to upper floor.

Lounge

6.10m x 4.20m (20'0" x 13'9") approx.

Flooded with natural light, incorporating extensive dual aspect windows, this elegant room enjoys panoramic views across the surrounding countryside. A corner set cast iron wood burning stove with exposed flue and glass hearth provides an eye catching focal point.

Kitchen/Diner/Family Room

7.70m x 6.10m (25'3" x 20'0") approx.

This fabulous room with dual aspect windows provides ideal open plan living space demanded by todays modern family, and French doors give access to a beautifully appointed paved seating area. It is fully fitted with a comprehensive range of wall and base storage cabinets in matt grey and includes generous runs of co-ordinating worktops and upstands, and a 1.5 bowl sink/drainers and mixer tap. A co-ordinating island unit with additional storage underneath provides casual dining space. The built-in electric induction hob, canopy extractor, eye level oven and combination microwave oven will remain, together with the integrated dishwasher. Large walk-in understair cupboard.

Utility Room

3.10m x 1.55m (10'2" x 5'1") approx.

Fitted with white wall and base storage cabinets, co-ordinating tops and a stainless steel sink/drainers and mixer tap. Plumbed for automatic washing machine and space for tumble dryer. Part glazed door to garden.

Shower Room

1.80m x 1.20m (5'11" x 3'11") approx.

Fitted with a generous sized wet wall shower enclosure with glass shower door, and a two piece white suite. Opaque glazed window to side.

Upper Hall

A bright hall with velux window to front offering glorious views. Built-in shelved linen cupboard.

Master Bedroom

4.50m x 3.90m (14'9" x 12'10") approx.

This beautifully bright room incorporates a breathtaking gable window finished with window blinds, part of which are electronically controlled. Access hatch to eaves space.

En Suite Shower Room

2.60m x 1.70m (8'6" x 5'7") approx.

A striking room, incorporating a self contained wet wall corner shower enclosure with rainfall and standard showerheads, w.c and inset wash hand basin set into white gloss storage drawers with sensor LED demister mirror with Bluetooth above the sink. Velux window.

Double Bedroom 2

5.00m x 4.10m (16'5" x 13'5") approx.

A further generously proportioned double bedroom boasting front facing views and incorporating a feature wall. Built-in double wardrobe.



Double Bedroom 3

4.20m x 3.10m (13'9" x 10'2") approx.

Offering glorious views and incorporating a built-in mirror door wardrobe.

Double Bedroom 4

3.20m x 3.20m (10'6" x 10'6") approx.

Located to the rear and offering additional storage space within the eaves area.

Family Bathroom

2.60m x 2.20m (8'6" x 7'3") approx.

Finished along the wet walls in attractive aqua panelling and fitted with a white bath with standard and rainfall showerheads, w.c and inset wash hand basin with gloss storage drawers underneath and overhead sensor LED demister mirror with Bluetooth. Velux window to side.

Integral Garage

Accessed through an electric roller door, this generous sized garage is fitted with power and light and gives access to the reception hall.



Gardens

Tor House is accessed through twin opening driveway gates and is beautifully appointed to fully appreciate the breathtaking 360° views across the rolling countryside. A loc-bloc driveway with turning point provides ample vehicular parking and gives access to the garage. The extensive grounds are fully enclosed by drystone dykes and recently erected fencing, incorporating established lawns and well planted granite chipped shrubberies. The oil tank is located to the side of the property where there is also a covered log store and wheelie bin storage area. Water tap. Rotary clothes dryer. A well appointed patio provides an excellent spot for sitting out and admiring the glorious views and outdoor space. The gardens house the solar panels and have been mapped for a remote control mower with charging point, and the patio area has an external power point, designed for the use of a hot tub.

Location

The village of Maud is in the heart of the Buchan countryside. The village offers a range of local shops and amenities. There are bus services to Peterhead and Aberdeen, and nearby is Mintlaw with the renowned Aden Country Park with its scenic woodland walks, heritage centre and restaurant. The village has a primary school with secondary education being catered for at Mintlaw Academy.



Directions

Please follow the Sat Nav guidance which will take you straight to the property.

Services

Drainage to a septic tank. Mains water supply.

Notes

Oil fired central heating. uPVC triple glazing. Solar panels. EPC=C. All fitted floor coverings, blinds and light fittings to remain.

Viewing

Please telephone the Selling Agent's Eilon office.

Office Reference: WDB/JC/Eilon

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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