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OVERTON OF AUCHNAGATT, AUCHNAGATT, ELLON, AB41 8TJ



**Imposing Four Bedroomed Detached Farmhouse,
Outbuildings and Stables in Approx. 5 Acres**

OFFERS OVER
£540,000

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Accommodation Overview

Vestibule, Lounge, Family Room, Reception Hall, Double Bedroom Four, Bathroom, Rear Hall, Boiler/Laundry Room, Double Bedroom Three, Dining Kitchen and Utility Room. Upper Hall: Two Double Bedrooms and Shower Room. Outbuildings and Stables.

Overton of Auchnagatt Farmhouse is an imposing four bedroomed detached dwelling set in approximately 5 acres, including fully stocked gardens, a stunning refurbished bothy, garaging, stables and agricultural building. This eye-catching equestrian property is in turn-key order having been sensitively refurbished. The ambience and décor throughout is a successful combination of period features such as panelled doors, deep skirtings, picture rails, window shutters and high ceilings, with a contemporary kitchen creating an ideal space for family dining. There is a vestibule, elegant lounge, family room, reception hall, double bedroom four, family bathroom with a separate shower, rear hallway, farmhouse kitchen and utility room on the ground floor, a rear staircase leads up to double bedroom three above, whilst the main staircase gives access to two large double bedrooms and the shower room on the upper level. This home deserves the right to be described as special and viewing is essential to fully appreciate its many appealing features.



Vestibule

3.82m x 1.99m (12'5" x 6'6") approx.

Fitted with Karndean flooring and retaining the traditional stripped pine panelled inner doors, skirtings and facings.

Lounge

4.53m x 4.18m (14'9" x 13'7") approx.

Full of elegance and retaining many characterful period features, this imposing room incorporates a window to front dressed with the original shutters, a deep inglenook fireplace with inset cast iron multi-fuel stove provides the focal point, and is set on a slate hearth with painted wooden surround. Traditional 'Aberdeen' cupboard. The fixed floor to ceiling book shelves will remain.

Family Room

4.05m x 3.65m (13'3" x 12'1") approx.

A further front facing public room, full of characterful features and incorporating the original window shutters. A beautiful painted slate fireplace with inset multi-fuel stove incorporates storage cupboards on either side of the fireplace with recessed shelving above.

Reception Hall

3.33m x 2.43m (10'9" x 7'10") approx.

Gives access to the family bathroom, double bedroom four and the rear hallway. A sweeping balustrade staircase leads to the upper floor. Understair cupboard.



Double Bedroom 4

3.35m x 2.96m (10'10" x 9'7") approx.

Located to the side and incorporating traditional window shutters and under window cupboards. This room retains the original fireplace. Understair cupboard. Built-in walk-in shelved cupboard.

Bathroom

4.13m x 2.23m (13'5" x 7'3") approx.

A striking room, fitted with a roll-top cast iron bath, reclaimed sink, w.c. and self contained wet wall shower enclosure with glazed shower door. Amtico flooring. Recessed shelving and co-ordinating painted pine panelling to dado-level. Electric towel rail.

Rear Hall

2.30m x 1.18m (7'5" x 3'8") approx.

Finished in cedar wood throughout and fitted with traditional thumb latch inner doors, with the staircase to bedroom three. Built-in cupboard and overhead storage above.

Boiler/Laundry Room

3.74m x 2.42m (12'3" x 7'9") approx.

Fully finished with the original pine panelling, with plumbing for an automatic washing machine and vent for tumble dryer. Central heating boiler. Filtration water system. Pitch pine open shelving and built-in storage cupboard.



Double Bedroom 3

4.15m x 3.12m (13'6" x 10'2") approx.

Fully lined in cedar wood and accessed from a staircase off the rear hall, with windows to front and side. Built-in storage cupboard housing the cold water tank.

Dining Kitchen

5.69m x 4.11m (18'7" x 13'5") approx.

A generous family sized kitchen, fully fitted with a comprehensive range of cream matt storage cabinets incorporating generous runs of granite worktops, slate splashback tiling and an inset Belfast sink. Karndean flooring. French doors to garden at rear. The Rayburn oil fired range cooker will remain.

Utility Room

3.41m x 2.92m (11'2" x 9'6") approx. at widest

Fitted with matching cabinets and worktops as the kitchen, with inset Belfast sink and slate tiled splashbacks. Plumbed for dishwasher.

Upper Hall

3.94m x 3.05m (12'9" x 10'0") approx.

A wide carpeted sweeping staircase with traditional balustrades and handrail leads to the upper landing fitted with pitch pine panelled inner doors.



Master Bedroom

4.41m x 3.72m (14'5" x 12'2") approx.

An imposing room enjoying glorious far reaching views across the countryside, retaining the traditional cast iron fireplace.

Double Bedroom 2

4.41m x 3.36m (14'5" x 11'0") approx.

A further beautifully appointed front facing room retaining the original cast iron fireplace.

Shower Room

1.65m x 1.59m (5'5" x 5'2") approx. into shower

Fitted with a wet wall self contained shower enclosure, w.c. and wash hand basin. Deep recessed display shelving. Velux window to front.

Garage

8.32m x 4.34m (27'3" x 14'2") approx.

Incorporating a high pitched roof, power and light, fitted with two stable style doors at the side and incorporating an adjoining wood store.



Gardens

The established wrap around gardens are located to fully appreciate the splendid outlook across the rolling countryside and are laid in sections. Incorporating mature lawns and several seating areas strategically positioned to follow the sun, they are fully stocked with an abundance of trees, shrubs, bushes and seasonal flowers, and are bounded with mature beech and yew hedging and dry stone walling. A patio of reclaimed granite setts overlooking a wildlife pond and stream is accessed from the kitchen. A driveway at the front provides plentiful parking, and included in the sale is a greenhouse. To the rear of the outbuildings is a large polytunnel (30'0" x 15'0" (9.14m x 4.57m) approx.), an enclosed chicken run, and vegetable garden with raised wooden beds.

Bothy

This striking, upgraded bothy is finished throughout in cedar wood, incorporating an exposed stone wall and original stone fireplace with multi-fuel stove. It is currently used as a photographic workshop and is fitted with an extensive specialist photographic sink.

Land

Extending to approximately 4 acres and suitable for horses and sheep, including a field shelter with concrete floor, a sheep shed and riding arena (40m x 20m (131'0" x 65'0") approx.). Water is supplied to the field from a natural stream.



Agricultural Shed

70'0" x 30'0" (21.33m x 9.14m) approx.

An extensive shed suitable for agricultural vehicles, incorporating three loose boxes for horses. Wooden doors give access to a sizeable workshop (9.14m x 4.53m (30'0" x 14'9") approx.) fitted with three phase electric supply.

Notes

Oil radiator central heating. Double glazing. EPC=F. Drainage to a septic tank. Private water supply. Replica Victorian style cast iron radiators. Most rooms finished in quality paint by Farrow and Ball or Little Greene. All fitted floor coverings to remain.

Viewing

Please telephone 07900 603649 or the Selling Agent's Ellon Office.

Office Reference: JHN/JC/Ellon

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