

OVERTON OF AUCHNAGATT
AUCHNAGATT, ELLON, ABERDEENSHIRE





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Impressive, detached family home, with around 5 acres of land including grass paddocks, equestrian facilities, and bothy.

Ellon 7 miles ■ 7 Peterhead miles ■ Aberdeen 24 miles

- 2 reception rooms. 4 bedrooms
- Excellent detached family home
- Garden grounds & fenced paddocks
- Agricultural building housing stables
- Large outdoor training arena
- Peaceful countryside location

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 OnTheMarket



SITUATION

The village of Auchnagatt lies approximately 9 miles north of Ellon, on the A948 and affords the opportunity to reside in pleasant country surroundings whilst being within commuting distance of Bridge of Don, Dyce and Aberdeen. There is a primary school with secondary education at Mintlaw and Ellon, both approximately 9 miles away. The Formartine and Buchan walkway runs nearby. Ellon is a picturesque town situated by the river Ythan in the beautiful Aberdeenshire countryside. The town is conveniently located on the A90, approximately 16 miles north of Aberdeen and only (17 miles) from Aberdeen International Airport. The shopping facilities available in Ellon cater for everyday needs and other amenities include hotels, restaurants, and specialist shops. Leisure and sporting facilities are available at the new community swimming pool and sports complex; rugby, football, and hockey pitches at The Meadows Sports Complex; and golf at the McDonald Golf Club and Trump International.

DESCRIPTION

Overton of Auchnagatt has an idyllic countryside location, just minutes' drive from the ever-popular town of Ellon, with stunning open views across the beautiful Aberdeenshire countryside there certainly is a feeling of space and privacy. Dating back as far as 1750 the original property has been substantially extended and modernised to the warm and welcoming family home it is today. The house is perfectly positioned to capture the open views and enjoy the surrounding acreage. Upon entering you will find the vestibule area which hints at the traditional home to follow. The main entrance hall gives a spacious welcome to the home with a traditional balustrade staircase leading to the upper level. The lounge is an elegant room with beautiful period features remaining including deep skirtings, a high ceiling, and picture rails, with window to front finished with the original window shutters. Ideal for formal entertaining, it provides space for a range of free-standing furniture and is fitted with a magnificent inglenook fireplace with a recessed cast iron multi-fuel stove set on a slate hearth with painted wooden fire surround. Traditional 'Aberdeen' press cupboard. The fixed floor to ceiling bookcases that extend along one wall will remain. Adjacent to the lounge is a versatile family room creating an ideal informal living space for a family. This room also looks out across the grounds to the front and incorporates the original window shutters, picture railing and a painted slate fireplace with inset cast iron multi-fuel stove. Two traditional storage cupboards are on either side of the fireplace with recessed shelving above. A versatile double bedroom features the original window shutters and under-window storage cupboards. It also retains the original fireplace and gives access to an understairs cupboard. The family bathroom is an exquisite room featuring a cast iron roll-top bath, large, reclaimed sink, WC and self-contained wet wall shower enclosure and overhead Grohe shower. The bathroom is beautifully finished throughout and incorporates painted pine paneling to dado-level and quality Amtico flooring.



The rear hallway is fully lined in cedar wood with some beautiful original features including thumb latch panelled inner doors. Leading off from here is the laundry room, which has traditional pine lining and houses the central heating boiler and water filtration system. It is plumbed for an automatic washing machine and vented for a tumble dryer. Built-in cupboard and fixed open shelving. Located off the hallway is a second staircase which leads to bedroom three which is finished throughout in cedar wood. Windows to the front and side ensure ample natural light floods into the room which is fitted with built-in cupboards that house the cold water tank and provide additional storage. The dining kitchen is truly the heart of this home, fully fitted with a comprehensive range of wall and base cabinets in a cream matt finish and incorporates generous runs of solid granite worktops, slate splashback tiling and inset Belfast sink. Quality Karndean flooring. The oil-fired Rayburn range cooker will remain. The French doors at the far end of the kitchen allow easy access to the rear patio and garden. At the rear of the kitchen there is a well-placed utility room with co-ordinating recessed Belfast sink and slate tiled splash backs.

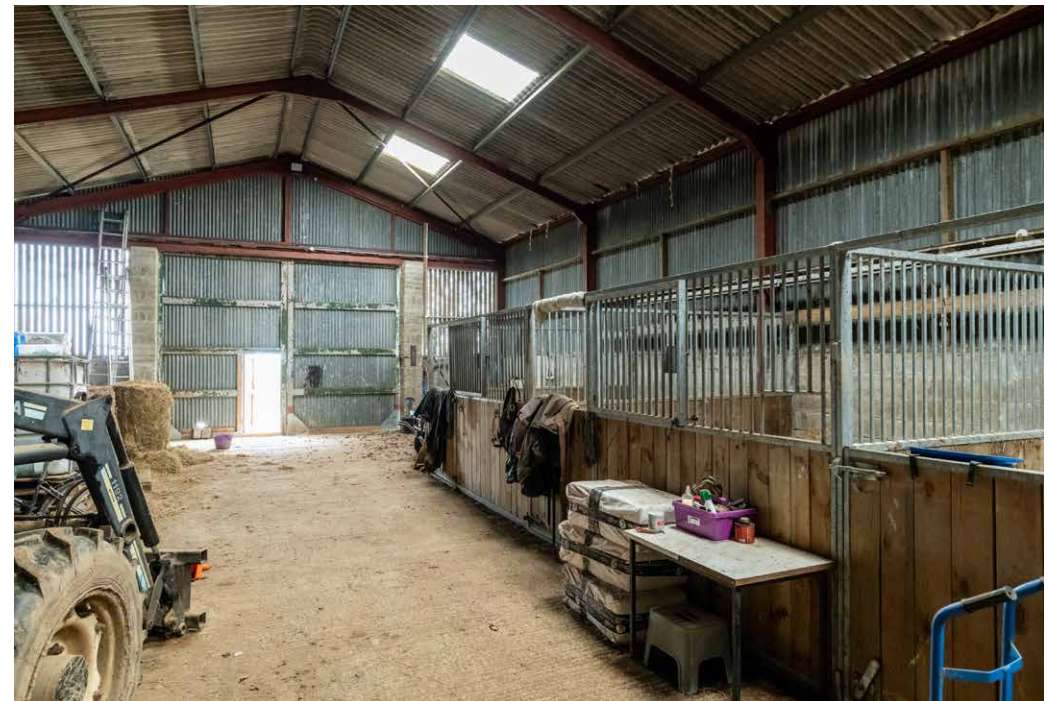
On the upper level the master bedrooms enjoy stunning views across the countryside to the front and retains the original cast iron fireplace with wooden surround. Bedroom two is an equally generously proportioned bedroom. This room also retains the traditional cast iron fireplace and wooden fire surround. Completing the upper floor accommodation is the shower room which features a modern wet wall self-contained enclosure with Grohe shower and is fitted with a w.c. and wash hand basin. Deep recessed display shelving and quality Amtico flooring.

The self-contained Bothy adjoins the main house and offers a wealth of opportunity. Having been recently upgraded the bothy is presented in immaculate order and finished throughout in cedar wood, incorporating an exposed stone wall and original stone fireplace with multi-fuel stove. It is currently utilised as a photographic workshop and is fitted with a specialist photographic sink with hot/cold water. It is believed that the bothy would be suitable for conversion to further extend the existing property which could create a bespoke kitchen/diner/family room, however potential purchasers would require to make their own local authority checks and obtain all necessary consents.

ACCOMMODATION

Ground floor:- Entrance hallway, living room, dining kitchen, bedroom, public room, bathroom with WC, utility room and boiler room.

First floor:- (front) 2 bedrooms, shower room with WC. First floor:- (rear) bedroom.



GARDEN GROUNDS

Overton of Auchnagatt has generous garden grounds, a range of outbuildings and excellent equestrian facilities. The gardens wrap around the main house and include 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. A patio of reclaimed setts with adjacent wildlife pond and stream provides space for al fresco dining. A parking area and greenhouse are screened by beech hedging. To the rear of the outbuildings is a large polytunnel (9.14m x 4.57m (30'0" x 15'0") approx.), an enclosed chicken house and run, and vegetable garden with raised wooden beds. The extensive agricultural outbuilding is suitable for agricultural vehicles and incorporates three loose boxes for horses (2x 3.66m x 3.66m (12'0" x 12'0") approx. and 1x 3.66m x 3.05m (12'0" x 10'0") approx.). Wooden opening doors give access to a sizeable workshop (9.14m x 4.53m (30'0" x 14'9") approx.) fitted with three phase electric supply. There is also a garage with two stable style doors at the side and incorporates an adjoining wood store.

The land at Overton Auchnagatt reaches out as far as around four acres and is superb grazing land. Suitable for equestrian purposes there is a large field shelter with concrete floor, a 10 sq. foot approx. sheep shed and a riding arena (40m x 20m (131'0" x 65'6") approx.). Water is supplied to the field from a natural stream.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Shared Private Source	Mains	Exclusive Septic Tank	Freehold	Oil Fired Central Heating	Band D	F

DIRECTIONS

Please follow Sat Nav which will take you to the top of the access road on the right hand side. Turn down the road and continue to the end until reaching the property.

POST CODE

AB41 8TJ

WHAT3WORDS

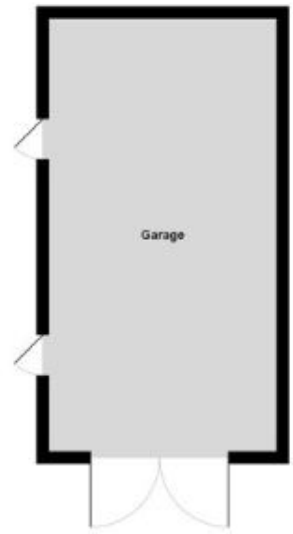
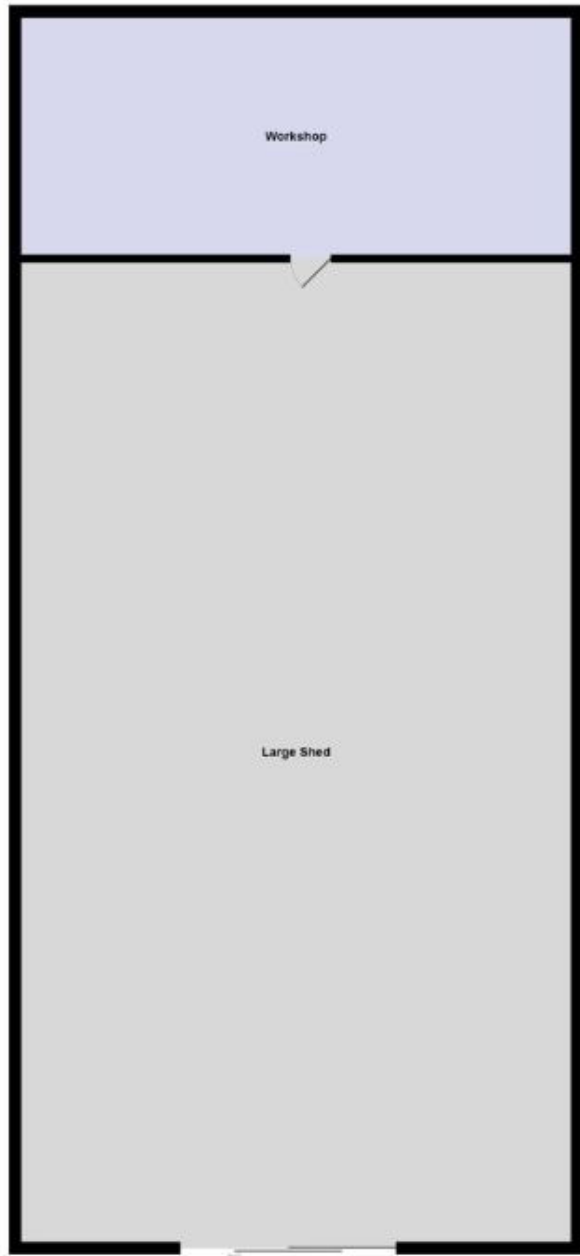
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: titles.leathers.seaweed

VIEWINGS

Strictly by appointment with the Selling Agents.

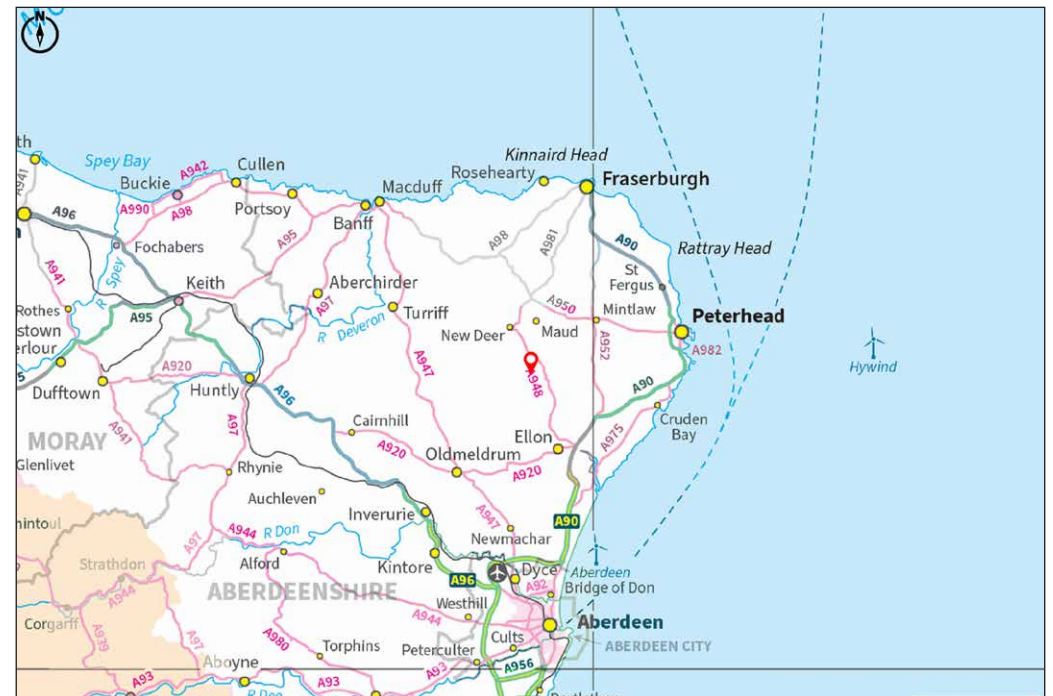


Overton of Auchnagatt



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1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in (insert if applicable ie photos taken a period of time prior to launch)





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