



**North Ythsie House Tarves**  
Ellon, Aberdeenshire, AB41 7LS

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Dining Hall/Lounge



Kitchen



Games Room

## North Ythsie House Tarves Ellon, Aberdeenshire, AB41 7LS

### Impressive seven bedroom farmhouse set in 1.8 acres within peaceful countryside location

- Original period features retained throughout
- Stunning dining hall/lounge with breathtaking fireplace
- Delightful rustic farmhouse kitchen with AGA stove
- Versatile games/sitting room to the rear
- Exceptionally spacious bedrooms over three floors
- A little under 2 acres of land providing ideal outdoor space



Seven beds.



Two bathrooms.



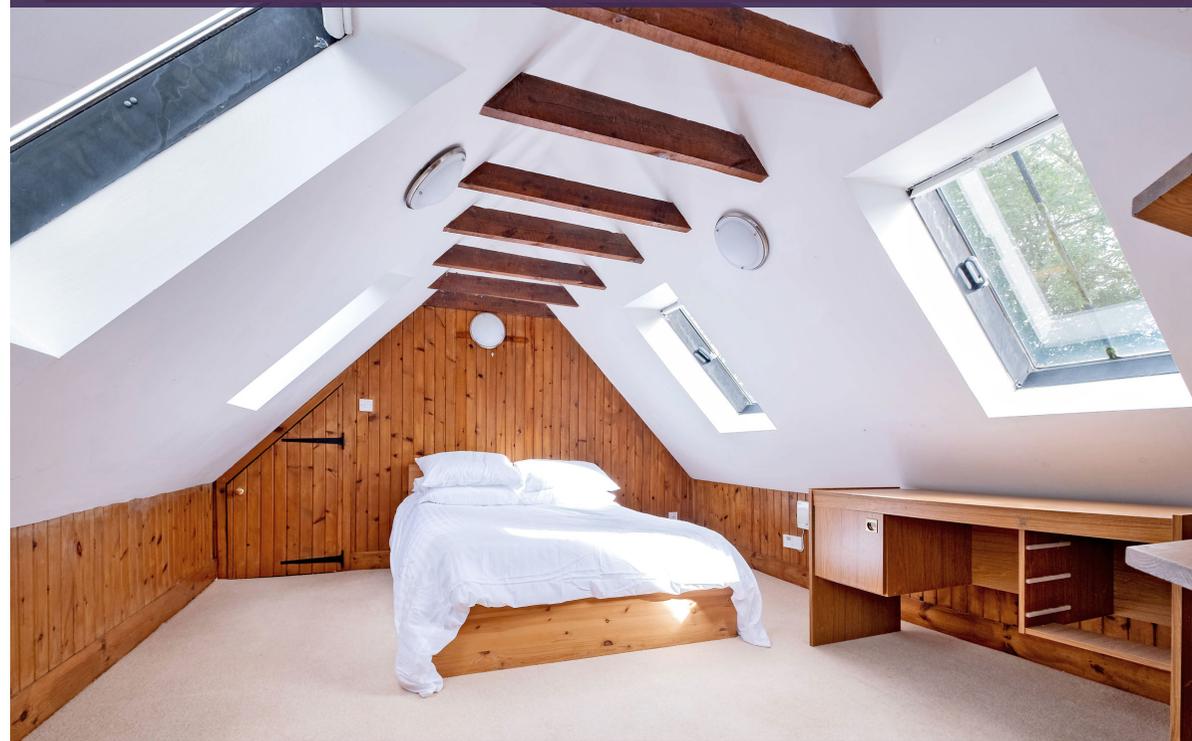
Two public rooms.

## Impressive seven bedroom farmhouse set in 1.8 acres within peaceful countryside location

Quietly nestled in amongst mature woodlands in just under 2 acres, we are delighted to offer for sale this breathtaking seven bedroom detached farmhouse. This outstanding 300 year old property, famous with locals as the site where Mackies Dairy was originally established, has retained many of the original period features, whilst enjoying the benefits of modern living with under floor heating, internal vacuum system, complete rewiring and re-plumbing and boasts a private water supply and septic tank. Thoughtfully extended to provide the perfect family home, the property offers spacious accommodation throughout and is an ideal purchase for the discerning home buyer looking for a fantastic home in the countryside. Upon entering the property, a vestibule with handy cloakroom cupboard, gives way to a bright and welcoming hallway. The expansive lounge/dining hall truly is a magnificent room, boasting neutral décor with traditional features including wall panelling, ceiling corning and oak flooring. With extensive space for dining furniture, this room is flooded with light, enjoying dual aspect windows and a stunning fireplace with wood burner. Directly opposite is the awe-inspiring and beautifully finished bespoke kitchen which has a fabulously rustic farmhouse feel. Finished with an extensive range of hard wood base and wall units with complimentary worktops, AGA stove, central island, this room is ideal for cooking and entertaining with an abundance of space for a large farmhouse dining table and sofas to relax. Directly accessed from the kitchen is the sizeable utility room which more than comfortably houses the laundry appliances, also offering a large pantry for additional storage. A useful cloakroom with two piece suite is situated directly from here. Along a charming hallway with floor to ceiling windows, is the impressive games room/sitting room located to the rear of the property.



Master Bedroom



Bedroom/Office



Bedroom



Exterior

With dual aspect windows flooding the room with light, there is ample space for casual seating, making this the ideal space for entertaining or relaxing with the family. A large boiler room is directly accessed from here, which could be easily utilised as further living space as desired. Completing the lower level accommodation is the versatile sitting room/bedroom 7 which enjoys a pleasant side view of the property and has a lovely feature fireplace with wood burning stove, dado rail and delightful bay window. Ascending the stairs to the mezzanine floor, and at the end of another pleasant hallway, the largest of three double bedrooms is awash with light from dual aspect windows and has a charming recessed alcove offering decorative storage and display space.

A further bedroom which is neutrally decorated with a large window providing natural light has plentiful space for free standing furniture. The third bedroom enjoys the traditional period aspects bay window, dado rail, alcove and beautiful original fireplace. Also on this floor is a bathroom with three-piece suite, comprising bath with shower, wash hand basin and WC and large storage cupboard. The top floor of the property is outstanding, with an expansive master bedroom, complete with wall-to-wall built-in wardrobe space and a lovely bay window flooding the room with natural light. Another generous double bedroom occupies this floor, enjoying dual aspect and awash with light from a front facing bay window and boasting built-in storage cupboards. A generous spacious bathroom offering bath, WC, wash hand basin and walk-in shower cubicle is conveniently located between both of these bedrooms. Ascending a small flight of steps is a truly unique third bedroom/office with remarkable roof beams, and a fully floored storage cupboard of prodigious size, running the length of the rear of the property. Outside, grounds have a wealth of space for fun and relaxing, laid mostly to lawn with some areas having a real "Secret Garden" feel, with stone steps, deep borders of shrubs, mature trees and seasonal flowers, and patio areas, ideal for 'al fresco' dining.

## Accommodation and plans

Dining Hall/Lounge	20'2" x 23'5"	6.15m x 7.14m
Kitchen/Diner	18'7" x 23'1"	5.67m x 7.04m
Bedroom/Sitting Room	11'11" x 12'1"	3.63m x 3.68m
Games Room/Sitting Room	14'11" x 15'3"	4.55m x 4.65m
Bedroom	16'0" x 13'4"	4.88m x 4.07m
Bedroom	12'4" x 11'4"	3.76m x 3.46m
Bedroom	12'4" x 14'1"	3.76m x 4.29m
Bathroom	12'4" x 7'0"	3.76m x 2.13m
Master Bedroom	17'0" x 15'4"	5.18m x 4.67m
Bedroom	12'6" x 17'9"	3.81m x 5.41m
Bedroom/Office	11'9" x 13'9"	3.58m x 4.19m
Bathroom	12'3" x 7'9"	3.73m x 2.36m

North Ythsis House



## Directions

From Ellon proceed west out of the town heading towards Tarves/Methlick on the B999. Follow the road out of Ellon and after approximately two miles, turn left at the sign for Ythsie. Continue down this road until reaching the property which is on the right hand side of the road and indicated by our For Sale board. From Aberdeen proceed north along the A90 Aberdeen/Ellon road and at the B&Q roundabout turn left signed Pitmedden/Tarves. Continue along this road for approximately twelve miles and proceed straight through the village of Pitmedden. After a further two miles approximately, before reaching Tarves, turn right at the sign for Ythsie. Continue along this road until reaching the property which is located on the left hand side of the road.

## Location

The property is located on the outskirts of the quaint village of Tarves which is approximately 17 miles from Aberdeen and around halfway between the thriving towns of Ellon and Oldmeldrum. The area is ideally located for commuting to Aberdeen, the airport at Dyce, and Peterhead. The village caters for everyday needs and boasts a popular village Primary School with Secondary Schooling provided at Meldrum Academy. Both Ellon and Oldmeldrum provide a wider range of services and amenities.

## Arrange a viewing

Viewing By appointment telephone xxxxxxxxxx or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.