



Strathmuir Steading Sauchen
Aberdeenshire, AB51 7QQ

ledingham
chalmers
estate agency



Lounge



View to paddock



Reception hallway

Strathmuir Steading Sauchen Aberdeenshire, AB51 7QQ

**Contemporary four/ five bedroom steading
within a superb countryside location.**

- Steading set within 2 acres of grounds
- Suitable for equestrian purposes with paddock and stables
- Minutes from the charming village of Sauchen
- Generous family accommodation throughout
- Recently installed German kitchen
- Oil heating and double glazing



Five beds.



Three bathrooms.



Three public rooms.

Contemporary four/ five bedroom steading within a superb countryside location.

Enjoying a superb location with uninterrupted panoramic views to the surrounding countryside and Bennachie, we are delighted to offer for sale Strathmuir Steading. This superb four/ five bedroom detached 'U' shaped Granite steading is nestled within approx. 2 acres and providing an excellent opportunity to purchase a thoughtfully designed home reflecting its tranquil surroundings. Accessed via a private track just minutes from the village of Sauchen, the sweeping gated driveway leads into generous established grounds with the added attraction of a paddock, barn and stable block for equestrian purposes. The property has been designed to provide a layout compatible with modern lifestyles and enjoys a high standard of finish which can only be appreciated when viewed. The adaptable accommodation deceptively spans over two levels over the North wing. Exquisite decor, recently installed German kitchen, pine flooring and a stunning double height lounge with galleried landing and granite Inglenook fireplace along with many other features offer the discerning buyer a wealth of comfort.

The welcoming front porch opens up to a spacious reception hallway, the current owners have thoughtfully utilised this space as an inviting music room. French doors guide your eye through to a galleried landing where a view over the lounge can be enjoyed. Viewers will certainly be impressed with the double height ceiling to the lounge and will be immediately drawn to the commanding views. The French doors provide a large vista to enjoy the view and open up to a patio enhancing that lovely inside/outside atmosphere. The focal granite Inglenook fireplace with wood burning stove brings a warmth to the room and combined with the soft furnishings maximises the appeal to sit and relax and enjoy all seasons.



Sitting room



Dining kitchen



Master bedroom



Exterior

The North wing of the steading is accessed discretely from the lounge and spans over two levels. On the ground floor the first of the double bedrooms presents an immaculate room, perfect as a guest bedroom with tasteful decor and again the views are superb. The Jack and Jill bathroom can serve both the first bedroom and also the Master.

From the hallway a carpeted staircase with storage cupboard beneath leads to the upper level where there is a spacious landing and a bank of low level storage cupboards. The two double bedrooms are immaculately presented and there is an exquisite shower room.

Heading back through the living accommodation via the reception hallway the accommodation continues to the South wing and there is a well proportioned office, ideal for those looking to work from home. Alternatively the office could be used as a fifth bedroom and there is a WC adjacent. An informal sitting room adds to the comfortable living accommodation. The feature wood burning stove, with slate hearth is set against exposed granite. The roof velux windows add natural light and a large picture window frames the countryside setting.

Undoubtedly the heart of any home, the expansive dining kitchen completes this family home. Having been recently fitted by Kitchens International, the Leicht wall and base mounted units combine with Dekton stone work surfaces and glass splash back. The quooker hot tap is a luxurious element as is the Siemens combination oven, extractor, induction hob, integrated dishwasher full height fridge and freezer. The current owners have a large table and chairs for family dining. Amtico flooring and roof mounted LED lights finish the look. Beyond the kitchen is a utility room, well appointed shower room and access to the rear courtyard and integrated workshop/garage.

The exterior of the property really makes this property the ideal 'lifestyle' choice. The gated driveway has been laid with stone chips and can accommodate multiple vehicles.

The garden has a formal lawn with patio at the front of the house, there is a small pond and beds of mature planting. The rear of the steading has a large courtyard with rotary dryer. The large paddock is completely fenced and has a field shelter. The equestrian facilities further include the hay barn and double stable block, with local hacking trails close by. There is outside motion sensor lighting, water taps and electricity both in the barn and for outside use.

The integrated workshop/ garage measures to 14'4 x 27'3 also featuring light and power gives various options for usage to any purchaser.



Barn and stables



Courtyard

Accommodation and plans

Porch	6'0" x 9'4"	1.83m x 2.85m
Reception hall	13'11" x 15'2"	4.24m x 4.62m
Lounge	23'10" x 15'2"	7.27m x 4.62m
Bedroom two	11'6" x 10'1"	3.51m x 3.07m
Jack and Jill bathroom	11'6" x 7'3"	3.51m x 2.21m
Master bedroom	15'4" x 11'2"	4.67m x 3.4m
Bedroom three	14'6" x 10'2"	4.42m x 3.1m
Shower room	7'5" x 7'0"	2.26m x 2.13m
Bedroom four	14'6" x 10'7"	4.42m x 3.23m
Bedroom five/ study	12'2" x 11'3"	3.71m x 3.43m
Sitting room	15'8" x 15'7"	4.78m x 4.75m
Dining kitchen	19'6" x 15'2"	5.95m x 4.62m
Utility room	9'5" x 6'8"	2.87m x 2.03m
Shower room	8'2" x 3'10"	2.49m x 1.17m
WC	3'9" x 7'8"	1.14m x 2.34m
Integrated garage/workshop	14'4" x 27'3"	4.37m x 8.31m



Directions

From Aberdeen take the A944 west past Westhill, go through Dunecht and after 4 miles turn right at the sign for Sauchen. At the T-junction turn right and follow the road going through the hamlet of Sauchen. Take the fork to the left just before the antique shop and proceed down a private track road for 1/2 mile, follow the road round and Strathmuir Steading is located at the bottom of the track.

Location

Sauchen is a very pleasant rural community with school buses running to Cluny Primary and Alford Academy. There is a local store and bar/restaurant at nearby Dunecht and a good variety of shops and services including a medical centre at Westhill which has a large Tesco supermarket. Other shops and services are available at Alford, Kemnay and Banchory. Inverurie is also very convenient for amenities as well as the rail links to the north and south. There is easy access to the city of Aberdeen as well as to the Industrial and Commercial Estates at Westhill and the International airport at Dyce.

Arrange a viewing

Viewing By appointment telephone 07742598386 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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