



Mill of Auchlossan, Lumphanan,
Banchory, Aberdeenshire, AB31 4SR

Offers over **£550,000**

**ledingham
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Hall



Dining Kitchen



Lounge

Beautifully converted mill with breathtaking countryside views

- Designed with energy efficiency at the forefront - EPC B
- Outstanding farmhouse kitchen with quality electrical AGA
- Charming lounge with wood burner
- Ground floor home office, bedroom & shower room
- Superb master bedroom with French doors to balcony
- 0.9 acres of mixed garden grounds and double garage



Six beds.



Three bathrooms.



Three public rooms.

Located in a beautifully tranquil setting with spectacular views of the Dee Valley, we are delighted to offer for sale this wonderfully impressive Mill conversion within the heart of Royal Deeside.

This outstanding family home has been fully upgraded with energy efficiency at the forefront of the design, serviced with a combination of borehole geothermal and auxiliary kerosene oil heating, enhanced by solar panel energy giving it a B EPC rating. Situated on a large plot spanning 0.9 acres within a charming rural setting boasting beautiful views, the Mill offers substantial living accommodation ideal for modern family life with stylish detail and high quality finishings.

Presented in immaculate order and resplendent from the effortless flow of natural light throughout, decor is fresh and tasteful with co-ordinating flooring throughout, providing the perfect family home sure to meet the demands of the most discerning purchaser.

The exterior of the Mill gives a fabulous first impression with a charming courtyard area providing the perfect space for al fresco dining whilst enjoying the roaming countryside views. Upon entering the property, the entrance vestibule boasts the original slate floor and has a large cloakroom closet offering both shelved and hanging storage options. The hall is bright and welcoming, overflowing with natural light with the high ceiling and exposed beams enhancing the radiance and a storage cupboard which is home to the optimiser for the electrics. The original Mill building is truly special, with an exemplary kitchen/diner of exceptional proportion, awash with natural light from the two sets of French doors to the grounds. With a truly rustic, farmhouse feel, there is a wide range of shaker units and kitchen island, complete with exquisite granite worktops and a Belfast sink. A key accent of this charismatic room is the top of the range electrical AGA oven, which is wholly energy efficient with users having the ability to switch individual ovens and plates on and off.



Hall



Family Room/Study



Utility Room



Master Bedroom

Further integrated enhancements include the dishwasher and concealed bins and there is an expanse of space for an exceptionally large dining table and chairs, creating the perfect area for entertaining.

Completing the original Mill House, the kitchen flows to the lounge which is abundant with character, with a striking feature wall and quality oak flooring. Ceiling spotlights provide flattering lighting and there are appealing views of the courtyard and the countryside beyond. The focal point to this room is the fabulous woodburner which adds to the cosy feel. The hall leads to the extended part of the original mill with further storage available within a large pantry style cupboard within.

Bedroom six is located here and is well-proportioned, with a built-in cupboard. Enjoying beautiful views, this is versatile room which could effortlessly double as a home office/hobby room. The study/family is also located here and is overflowing with natural light from the dual aspect windows with lovely views, also versatile in nature and currently serving as a library. The utility/cloak room is of generous proportion and boasts additional

storage, Belfast sink and gives access to the rear garden. Located here, besides the washing machine and dryer, is the CTC Heat Exchanger with touch screen control, generating heat gathered from a borehole of some 300 ft deep. A vast amount of modes means there is never a shortage of hot water and in colder months, it automatically knows when to dip into the oil fired heating to keep the home constantly warm. Completing the ground floor accommodation is the conveniently located shower room which is fully tiled with the added benefit of under floor heating and comprises walk in shower enclosure with rainfall shower head and additional hose, wash hand basin housed within a stylish vanity unit, WC with concealed cistern, heated towel rail and extractor fan.

From the hall, the staircase to the first floor has an elegant pine balustrade, with the upper hall flooded with natural light from the Velux window. The perfect space for a reading nook/study is located here, in addition to an airing cupboard and a further storage cupboard providing excellent storage.

The master bedroom is a fantastic room with viewers being undoubtedly impressed. Built-in storage is available in abundance here with wall to wall wardrobes with sliding doors and a wealth of space for a variety of free standing furniture. French doors lead to a large south/southwest facing balcony which gives the perfect space for relaxing and unwinding whilst enjoying the peace and tranquillity of the Dee Valley views and sunsets.

Directly adjacent to the master bedroom is a luxurious shower room which boasts under floor heating and is fully tiled. A large walk-in shower enclosure has both rainfall shower head and additional hose and there is a vintage style WC and circular sink atop a vanity unit, with a built-in tall boy providing storage. Bedroom three is located next door, with stunning views over the countryside. Stylish decor comes from the striking purple feature wall and there is a large walk-in cupboard with louvred door offering good storage.

Bedroom two is a charming room with dual windows, one of which is Velux and floods the room with light. A superb feature of this room is a recess which makes the perfect surround for a double bed, with additional space for a variety of furniture as desired.

The family bathroom is located next to bedroom two and is perfect for modern family life, comprising P shaped bath with electric Mira shower, WC and wash hand basin housed within a vanity unit. Fully tiled, with a heated towel rail for convenience, light flows freely through the room from the Velux and there is hatch providing access to the loft.



Shower Room



Bedroom Three



Upper Hall



Bedroom Two

The upper hall then leads to bedroom four which is a generous double Fresh white wall decor and neutral carpet coupled with the large Velux illuminates the room with natural light, further enhancing the space available.

Bedroom five/Den completes the internal accommodation, with a large built-in, deep cupboard offering both shelved and hanging storage options. Directly above the lounge, the pipe from the woodburner below heats the room perfectly.

Externally, there is a large double garage with electric up and over doors, powered by remote control. With power and light and dual windows, there is both fitted storage and exposed beams where additional items can be housed. On the roof are seven solar panels on each side of the roof, with space for a further seven on each side if desired, a battery system can be added for further monetary savings over time.

An exceptional lawn area leads to a meadow with fruit trees which bear a variety of apples, pears and plums. Seasonal blooms provide beautiful bursts of colour around the border and there is a range of vegetable patches and berry bushes which yield blueberries, gooseberries and black currants.

A thoughtfully planted hedge blossoms with flowers in spring and summer months and naturally creates a sheltering border to a further lawn area with a gazebo.

With a truly secret garden feel, a wide range of mature trees is the perfect haven for wildlife and there is often a variety of animals seen here notably deer, partridges, rabbits and foxes. Beyond the garden grounds is a small brook which provides a most charming boundary line to the property.

There is also a playhouse for children and a large shed for external storage of gardening tools and equipment.

A true dream home with so much to offer, early viewing is highly recommended to fully appreciate this ideal family home with magnificent countryside surroundings.

Accommodation

Lounge	17'7" x 16'4"	5.36m x 4.98m
Kitchen/Diner	17'7" x 26'5"	5.36m x 8.05m
Family Room	10'3" x 17'2"	3.12m x 5.23m
Utility Room	10'6" x 11'9"	3.2m x 3.58m
Shower Room	9'0" x 8'3"	2.74m x 2.52m
Bedroom Six	8'9" x 12'1"	2.67m x 3.68m
Master Bedroom	16'11" x 11'8"	5.16m x 3.56m
Shower Room	12'8" x 6'1"	3.86m x 1.85m
Bedroom Two	12'8" x 13'5"	3.86m x 4.09m
Bedroom Three	12'9" x 11'7"	3.89m x 3.53m
Bedroom Four	17'3" x 12'10"	5.26m x 3.91m
Bedroom Five	12'8" x 11'11"	3.86m x 3.63m



Family Bathroom



Bedroom Four

Floorplan

Mill of Auchlossan





Directions

Travelling from Aberdeen on the A944, Aberdeen/Alford road, proceed onto the B9119, Aberdeen/Tarland road. Continue onto the B9125, following the road to Torphins and Lumphanan respectively. On arrival into Lumphanan, continue through before reaching the crossroads and taking the left. Travel approximately half a mile before taking the next left, with the Mill of Auchlossan a short distance down the track on the left hand side.

If using "what3words", the link is as follows: <https://w3w.co/nooks.daylight.enlighten>

Location

Lumphanan lies approx. 23 miles west of Aberdeen in the heart of Royal Deeside and within easy access of the nearby towns of Banchory and Aboyne where there is a comprehensive range of shops and several excellent hotels and restaurants. Primary education is catered for in the village itself with secondary education available at Aboyne Academy with a school bus service in operation. A range of leisure pursuits includes a 9 hole golf course and club house in Lumphanan and, in nearby Aboyne, a community/sports centre and swimming pool. Lumphanan is ideally located for easy access to the popular villages of Ballater, Crathie and Braemar where one finds a wide range of tourist attractions.

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.

Arrange a viewing

Viewing by appointment telephone 07725 326628 or by arrangement with Ledingham Chalmers on 01224 632500

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