



Corthiemuir Farmhouse
Udny, Ellon, AB41 6SL

Offers over **£425,000**

**ledingham
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estate agency



Lounge



Kitchen



Dining Room

Four bedroomed detached dwellinghouse and adjoining granny flat

- Beautiful detached home in a delightful country location
- Generous plot within 0.75 acres of land
- Six fantastic fully adaptable public rooms
- Four generous Double Bedrooms
- Modern Kitchen and Bathrooms
- Well maintained throughout and truly ready to move into



Four beds.



Two bathrooms.



Six public rooms.

Occupying a delightful country location close to Pitmedden and Udney Green, this substantial four bedroomed detached dwellinghouse and adjoining granny flat offers an excellent level of adaptable, well presented accommodation.

Standing within approx. 0.75 acres, the property is not isolated and allows the prospective purchaser an ideal opportunity to reside in tranquil surroundings whilst having ease of access to Aberdeen, the industrial estates of Dyce, as well as towns to the west of the city and major road links north and south. The property has been sympathetically upgraded and retains many fine features. It benefits from full double glazing and LPG central heating. Features include pitch pine panelled inner doors, fascias and skirtings, plaster cornice and beautiful fireplaces and wood burning stove. An adaptable study connects to the self contained one bedroomed flat with its own independent heating system, which would equally offer independent living space for teenagers.

Upon entering this beautiful family home, you are immediately welcomed into a carpeted hallway, fitted with traditional pitch pine panelled doors, fascia and skirtings.

Offering a warm traditional ambience, the spacious room dining room is located to the front and affords ample space for formal dining. An imposing oak fireplace with feature tiled inlays and hearth houses an inset electric fire with two built-in cupboards at either side, one housing the central heating boiler.

The bright and airy kitchen is flooded with natural light by the two windows which offer lovely dual aspect views. The kitchen is well equipped and fitted with a range of cream fronted storage cabinets, incorporating runs of co-ordinating butcher block worktops, aqua panelled surrounds and inset Belfast sink with chrome mixer tap.



Sitting Room



Conservatory



Study

The shower room is fully tiled along the wet walls and incorporating a tiled floor and underfloor heating. Fitted with a white two piece suite and self contained double shower enclosure with glazed shower screen, chrome ladder radiator and extractor.

The first bedroom is accessed off the entrance hallway, with staircase leading to a bright landing with velux window to rear and built-in cupboards. This spacious double bedroom offers lovely views across the front and is fitted with built-in louvre door wardrobes and storage cupboards.

The front hallway is carpeted and retains fine features of its era, with traditional balustrade staircase to upper floor.

The lounge is a generous sized formal room with French doors opening out to the garden and window to side. A fireplace with slate hearth and back panel houses a fantastic wood burning stove, creating a cosy space to relax and unwind.

Currently utilised as the piano room, this is an elegant room, well appointed and offering adaptable space to suit the individual purchaser. Retaining the traditional plaster cornice, it incorporates wall to wall built-in bookshelves in a mahogany finish.

The conservatory is a fabulous addition to this home, offering an excellent spot for relaxing and admiring the glorious setting. French door provides access to a paved patio area.



Lounge

A carpeted staircase retaining fine original features provides access to the upper floor accommodation.

There are two double bedrooms on this floor, both attractively presented and generously proportioned offering splendid views across the front.

A box room completes the accommodation on this floor and would be an ideal office space for those working from home.

A carpeted hallway with understair cupboard provides access to the study which incorporates an access to the adjoining granny flat.

The granny flat accommodation comprises of a reception hallway which overlooks the rear with access door to the garden. The hallway is fitted with carpeting, pine panelled inner doors and hosts a handy built-in shelved storage cupboard.

The lounge is well appointed, incorporating a bay window to front offering lovely views. The kitchen is a bright room with full height picture windows affording tremendous views. It is fitted with a generous range of beech wood effect cabinets, co-ordinating tops, tiled surround and an inset stainless steel single drainer sink. The double bedroom is generous in size, offering glorious front facing views and boasting excellent storage via double built-in wardrobes with mirror fronted doors. The shower room completes the granny flat accommodation and is fully tiled in co-ordinating wall and floor tiles and fitted with a double sized walk-in shower cabinet with glazed shower screen, WC and wash hand basin with handy vanity storage drawers underneath.



Kitchen



Bedroom



Shower Room



Bedroom

Externally, the garden grounds are well appointed to fully appreciate the glorious setting. The property stands within well kept grounds of approx. 0.75 acres. Much of the gardens are laid to lawn and bounded by stone dykes with borders of mature trees and bushes. A paved patio at the front is well appointed to fully appreciate the splendid outlook. An extensive granite chipped driveway offers ample parking and leads to a traditional granite fronted garage on a slate roof accessed by an electric door, fitted with power and light. There is a traditional stone built-shed for coal, garden shed and log store, all of which will remain.

Viewing is essential to fully appreciate the capacious accommodation on offer, together with its truly unique setting and excellent opportunity.

Accommodation

Lounge	21'8" x 14'2"	6.61m x 4.32m
Kitchen	12'6" x 11'7"	3.81m x 3.53m
Dining Room	14'2" x 13'9"	4.32m x 4.19m
Sitting Room	14'10" x 12'9"	4.52m x 3.89m
Conservatory	12'0" x 11'2"	3.66m x 3.4m
Study	16'3" x 7'10"	4.95m x 2.39m
Lounge	16'4" x 12'7"	4.98m x 3.84m
Kitchen/Diner	8'0" x 13'7"	2.44m x 4.14m
Bedroom	9'6" x 12'7"	2.9m x 3.84m
Bedroom	14'1" x 17'6"	4.29m x 5.34m
Bedroom	13'7" x 17'6"	4.14m x 5.34m
Bedroom	12'7" x 12'4"	3.84m x 3.76m



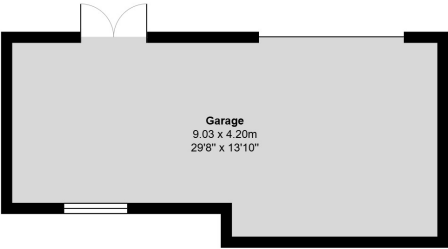
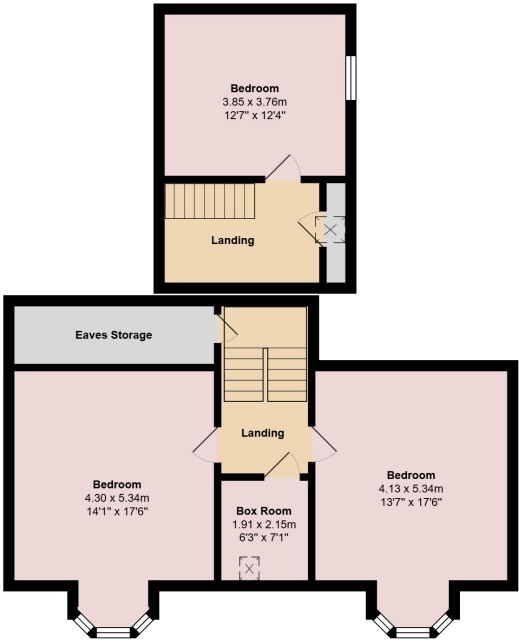
Bedroom



External

Floorplan

Corthiemuir Farmhouse





External

Directions

From Ellon, proceed out of the town on the A90 Ellon/ Aberdeen road and at the traffic lights turn right onto Riverside Road, signed A920 Pitmedden/Oldmeldrum. Continue for approx. 5 miles and turn left at the crossroads onto the B999. Proceed through the village of Pitmedden and continue for several miles. Just after passing the turn-off to Udney Station, turn right onto a minor road, signed Millbank. Continue for a short distance and turn left at the small crossroads. The property is located approx. 0.5 miles along on the right hand side.

Location

Udney Green is a delightful village, centred around the historic village green, and affords the opportunity to reside in tranquil country surroundings away from the pressures of the city and yet within easy commuting distance of Aberdeen, Bridge of Don and Dyce. There is a primary school in the village and a village pub. The nearest village, Pitmedden is situated approximately 1 mile away and has basic shopping facilities whilst the larger town of Ellon and all its' amenities is conveniently located approximately 7 miles away.

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 07752443872 or by arrangement with Ledingham Chalmers on 01224 632500

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