

**PINEWOOD MANSE
AUCHTERLESS
TURRIFF AB53 8BD**



**SUBSTANTIAL DETACHED FORMER MANSE ENJOYING A QUIET RURAL SETTING
ALSO INCLUDING A U-SHAPED STEADING WITH PLANNING PERMISSION FOR
CONVERSION TO A DWELLING AND A CHURCH. ALL SET WITHIN 0.75 ACRE -
VIEWING HIGHLY RECOMMENDED**

Accommodation:- Manse: (Ground Floor) Entrance Vestibule, Reception Hallway, formal Lounge/Family Room leading to Maid's Room/Study, Inner Hallway, formal Dining Room, Second Lounge, Pantry/Store Room, Shower Room, Breakfast Room and large Dining Kitchen. (Upper Floor) West Wing - Hallway, Nursery, Double Bedroom. East Wing - Hallway, Master Suite with Dressing Room and En-Suite Shower Room, Two further large Double Bedrooms and Family Bathroom, Converted Loft. Oil fired Central Heating. Double Glazing. Driveway leading to Double Garage. Large Gardens extending to approximately 0.75 acre and laid to lawn. U-shaped Steading with Planning Permission for Four Bedroom property. Unused Church.

OFFERS OVER £385,000

**VIEWING BY APPOINTMENT TELEPHONE 01651 863264 OR BY ARRANGEMENT WITH
SELLING AGENTS**

DESCRIPTION

We are delighted to present for sale this exceptionally spacious, Victorian FIVE BEDROOM FORMER MANSE enjoying a quiet rural setting of approximately 0.75 of an acre close to the village of Auchterless. Also included in the sale is an unused church and U-shaped steading with full planning permission for conversion into a four bedroom home. The property was built in 1871 and has been sympathetically refurbished retaining all of its unique charm and character with many original features including high ceilings, decorative cornicing and plasterwork, doors, shutters and fireplaces.

This delightful home has the benefits of many attractive features including three spacious public rooms, generous bedroom accommodation including a master bedroom with walk-in dressing room and an en-suite shower room, an excellent sized kitchen with central island, a space for dining and a separate breakfast room along with generous storage facilities. Enjoying the comforts of oil fired central heating together with double glazing, the property features fresh neutral décor throughout complemented by a mix of quality fitted carpets, stone flooring and ceramic floor tiling. It is also protected by a security alarm system.

The majority of the grounds are laid to lawn, bordered on one side with a trout stream and mature trees. It also has productive apple, cherry and plum trees.

The U-shaped steading has full planning permission to be turned into a four bedroom property and the adjacent church has both lapsed planning and a demolition warrant in place to maximise planning potential.

Internal viewing of this property is highly recommended to appreciate the spacious accommodation on offer and the large development potential. None of the properties is listed.

Auchterless is approximately mid-way between the towns of Inverurie and Turriff. Pinewood Manse is on a bus route and is situated overlooking the valley of the River Ythan. Auchterless has a nursery and junior school one kilometre from the property. Seniors have the choice of Turriff or Inverurie Academies. The post office, shops and hotel of Fyvie are five kilometres away.

DIRECTIONS

From Inverurie follow the B9004 through Rothienorman turning right at the Auchterless crossroads. Go along this road and just before Auchterless, the Manse and church are located on the left hand side (map ref. NJ 707 408). Parking is on the drive which goes around the church or on the Manse driveway.

THE ACCOMMODATION, ON TWO FLOORS, COMPRISES:-

(GROUND FLOOR)

ENTRANCE VESTIBULE: A hardwood exterior door with glazed panel provides access to the entrance vestibule which in turn features a door with two stained glass side panels leading to the reception hallway. Hardwood flooring and mat well.

CENTRAL RECEPTION HALLWAY:



The central reception hallway is finished in neutral décor with complementing fitted carpet and boasts a staircase with wooden balustrades and mahogany hand rail leading to the upper floor.

LOUNGE/FAMILY ROOM:



23' x 14'10" approximately. The original dining room features a large bay window to the front drawing in ample natural light; the bright and spacious lounge is finished in neutral décor with contrasting feature wall, neutral coloured fitted carpet and original fire set within an attractive wooden surround, tiled inset and slate hearth. TV point. Access to maid's room/study.

MAID'S ROOM/STUDY/

MAID'S ROOM/STUDY: 7'5" x 6'6" approximately. Fitted with shelving and work bench and also a hatch leading to the store room within the inner hallway. Rear facing window.

SITTING ROOM:



18'6" x 14'11" approx. Of similar proportion to the lounge, this is an excellent sized public room finished in neutral décor with complementing fitted carpet and fireplace with tiled surround and hearth. TV point.

INNER HALL:

The inner hallway offers access to the remaining downstairs accommodation.

PANTRY/STORE ROOM: 8'5" x 7'2" approx. Large walk-in pantry/store room.

DINING ROOM:



16'1" x 10'3" approx. Enjoying a dual aspect to the side and rear of the property, the formal dining room provides space for a full sized dining suite. Original shutters.

DINING KITCHEN/

DINING KITCHEN:



20'1" x 17'1" approximately. The kitchen is situated to the rear of the property. It is fitted with a range of modern base and wall mounted units which incorporate ample work surfaces with splash back tiling behind and stainless steel sink unit inset. The units further incorporate a central island, integrated **dishwasher**, **wine rack** and space is provided for a **washing machine** which will be included in the sale. There are three windows allowing for plenty natural light and there is a dining area with ample space for informal dining. Recess with space for Raeburn or Aga and there is further space for various white goods. Access to garden, access to breakfast room, with original Caithness stone floor tiles.

BREAKFAST ROOM/

BREAKFAST ROOM:



11'2" x 6'10" approx. This bright room is accessed from the kitchen and could be utilised in a number of ways. Ceramic floor tiling.

SHOWER ROOM:

11'2" x 6'10" approximately. This bright room is accessed from the kitchen and could be utilised in a number of ways. Ceramic floor tiling.

(UPPER FLOOR)

(WEST WING)

HALLWAY:

Hallway providing access to the nursery and double bedroom. Two large built-in storage cupboards. Door leading to loft space.

NURSERY:

8'7" x 7'2" approximately. This is a versatile room to the side which could be utilised in a number of ways, however, would make an ideal child's nursery.

DOUBLE BEDROOM/



DOUBLE BEDROOM: 15'6" x 11'10" approximately. With a side facing Velux window and further window to the opposite side, this bright and airy bedroom is finished in neutral décor complemented by hardwood flooring and provides space for a selection of furniture.

LOFT:



37'5" x 9'5" approximately. The lined and fully insulated loft space is accessed by a staircase from the upper hallway. There are three large Velux windows, power and lighting.

(UPPER FLOOR)

(EAST WING)

HALLWAY: Hallway giving access to the remaining bedroom accommodation and family bathroom.

MASTER SUITE: 15'1" x 14'7" approximately. This exceptionally spacious double bedroom has a pleasant front outlook and is finished in neutral décor with complementing fitted carpet. It has sufficient space for a selection of furniture and has the advantage of a dressing room and en-suite shower room. TV point.

Dressing Room

7'7" x 6'5" approximately. The dressing room is fitted with built-in wardrobes with mirror fronted sliding doors offering ample shelf and hanging space. Front facing window.

En-Suite Shower Room

11' x 7'9" approximately. The en-suite shower room has a window to the side and is fitted with a white four piece suite comprising shower enclosure, w.c., wash hand basin and bidet. Pine lined to dado height with splash back tiling elsewhere. Extractor fan, cupboard housing immersion heater.

DOUBLE BEDROOM/

DOUBLE BEDROOM:



17'1" x 14'7" approximately. Excellent sized double bedroom to the side finished in neutral décor complemented by fitted carpet.

DOUBLE BEDROOM:



15'1" x 12'8" approximately. Further double bedroom to the front also finished in neutral décor with complementing fitted carpet. TV point.

FAMILY BATHROOM:

10'7" x 8'3" approximately. Centrally located, the family bathroom is fitted with a white three piece suite comprising bath with shower attachment, w.c. and wash hand basin. Splash back tiling, ceramic floor tiling, recess with shelving, extractor fan.

(OUTSIDE)

DRIVEWAY:

An independent access to a new loc-bloc driveway and turning area with parking for several vehicles leads to the new double garage.

DOUBLE GARAGE:

23'10" x 19'8" approximately. Double garage equipped with two up-and-over doors, power, lighting and a new central heating and hot water boiler. It has attic trusses, ideal for flooring and storage.

GARDEN/

GARDEN:



The majority of the garden is laid to lawn, bordered on one side with a trout stream and mature trees. It also has productive apple cherry and plum fruit trees.

OUTHOUSE:

15'1" x 13'7" approximately. The outhouse is joined to the kitchen and currently houses the oil storage tank. The outhouse was previously linked to the kitchen although a doorway that is currently blocked. It may be suitable to be turned into a utility room connected to the kitchen.

STEADING:



The extensive U-shaped steading located to the rear of the church has full planning permission to convert to a four bedroomed house of approximately 124 square metres living area and with independent access (planning application APP/2010/3034). Plan shown as attachment.

CHURCH/

CHURCH:



45'2" x 33'0" approximately. This is a magnificent non-listed building with stained glass windows. It has lapsed planning (planning application APP/2003/0462) for a four apartment building and also has a demolition warrant in place to maximise development possibilities.

GENERAL:

All carpets and floor coverings, blinds and light fittings will be included in the sale. The property will be offered for sale along with the unconverted steading and church. Oil fired central heating (new boiler). Double glazed apart from original front door. Brand new carpeting, blinds, light fittings, the new dishwasher and washing machine will be included.

SERVICES:

Septic tank and Mains water.

ABH/SXM

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