

South Farden Croft, Newburgh

Ellon

In Excess of £555,000

Enhanced with AI by STREET

South Farden Croft

Newburgh, Ellon

IMPRESSIVE RURAL PROPERTY WITH EXCELLENT OUTBUILDINGS AND AROUND 20 ACRES. SUITBLE FOR EQUESTRIAN.
Council Tax band: G

Tenure: Freehold

- SUBSTANTIAL FOUR BEDROOMED FAMILY HOME.
- SUITABLE FOR EQUESTRIAN.
- SUBSTANTIAL OUTBUILDINGS, WITH STABLES.
- AIR SOURCE HEAT PUMP AND SOLAR.
- WIND TURBINE.

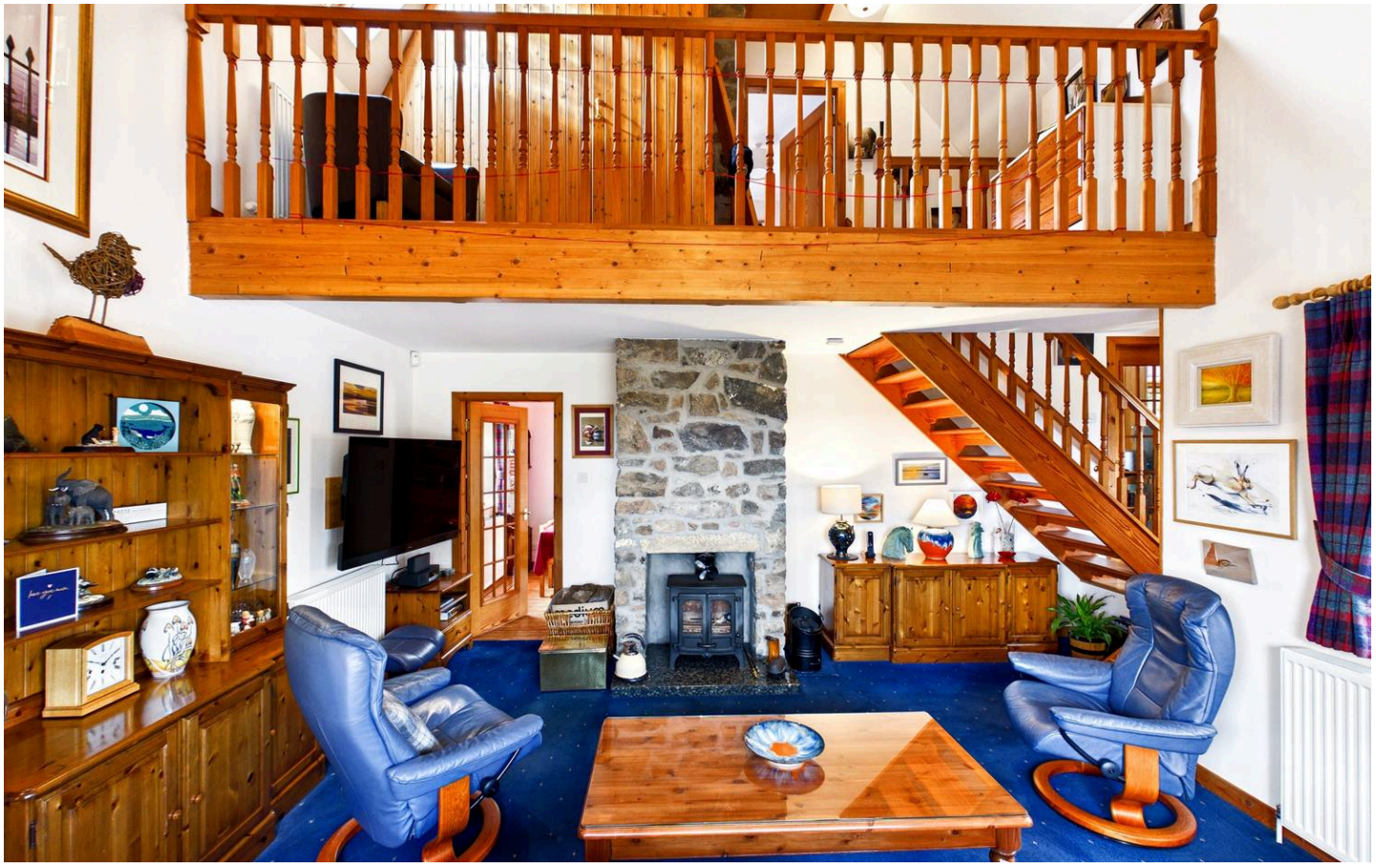



SOUTH
FARDEN
CROFT













Vestibule
4' 3" x 3' 11" (1.29m x 1.19m)
An attractive shaped, glass fronted entrance with exposed granite wall and partially glazed door to the main hall, The floor is finished in a wood effect laminate.

Hallway
14' 9" x 6' 9" (4.50m x 2.05m)
A very welcoming space with natural pine cladding, doors and balustrades lining the fully carpeted staircase. There are two good sized storage cupboards and the wood effect flooring continues.

Lounge
15' 0" x 13' 6" (4.58m x 4.11m)
A characterful and cosy lounge with dual aspect, including a feature bay window and traditional granite fireplace housing a multi fuel stove. The vaulted ceiling gives additional height and the open pine stair with traditional balustrades leads to the attractive upper gallery landing that overlooks the room. A fully glazed door leads through to the dining/family room and the fresh decor is complimented with the fully fitted carpet.

Dining/Family Room
18' 9" x 9' 3" (5.72m x 2.81m)
Accessed from the kitchen and situated on a slightly lower level is this delightful dining/family room with sliding doors leading to the patio area, space for dining table and chairs along with soft seating. Fresh neutral decor is complimented with wooden style flooring.

Kitchen
14' 2" x 11' 8" (4.32m x 3.56m)
A generous well designed kitchen fitted with a range of wall, base and larder units in a traditional pine finish with a pale work surface incorporating a large double stainless steel sink and drainer. Eye level Integrated oven and free standing cooker with ceramic hob and extraction hood. Plumbing and space for a dishwasher, feature ceiling lighting and the floor is finished in a wooden style laminate.

GARDEN

The property enjoys wrap around. landscaped gardens, consisting of mature lawns enhanced with mature trees, shrubs and a mixture of perennials including pretty spring bulbs. To the rear there is a large patio area that is perfect for garden seating or alfresco dining. There is a large pond, small wooded area and vegetable patch.

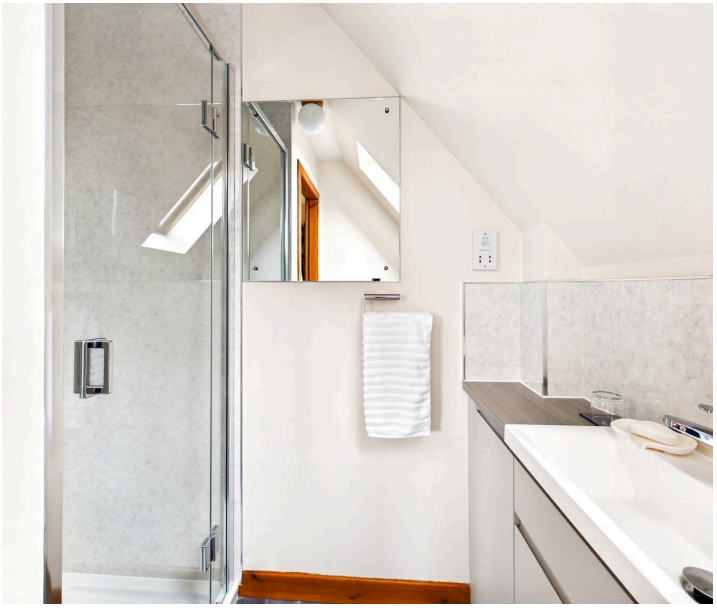
DRIVEWAY

8 Parking Spaces

The tarmac driveway gives access to a large gravel area to the front of the property that provides parking for a large number of vehicles.









Floor 0 Building 1

Approximate total area(1)

105.1 m²

Reduced headroom

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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