

Burnside, Ythanwells

Offers Over £440,000

RE/MAX EVOLUTION



Burnside

Ythanwells, Huntly

- Impressive Detached Steading Conversion
- With Room To Extend
- Fantastic Equestrian / Small Holding With Approx 8 Acres, Stabling & Outdoor School
- Beautiful Location with Lovely Forestry Walks/Hacks on the Doorstep
- Spacious Kitchen / Dining / Family Room
- Bright Living Room
- Four Good Sized Bedrooms
- Two Bathrooms & Utility Room
- Triple Garage with Floored Loft Room Above

Tucked away in a peaceful and picturesque location surrounded by opencountry side, with forestry walks and hacking routes literally on the doorstep, this beautifully converted steading offers a rare combination of character and space - ideal for those seeking a genuine country retreat without compromising on family living or equestrian / small holding pursuits.

This detached steading conversion has been thoughtfully finished to a high standard, retaining bags of original character while offering bright, versatile accommodation throughout. There's also excellent scope to extend further into the attached remainder of the steading (subject to the necessary consents) presenting a fantastic opportunity for a growing family or someone looking to add further value.

RE/MAX EVOLUTION



Burnside

Ythanwells, Huntly

At the heart of the home is a large open plankitchen, dining and family room - a wonderfullysociable space warmed by a cosy wood burner.A separate, well proportioned living roomprovides a further room in which to relax. There are three double bedrooms and a single,with two of these enjoying lovely dual-aspectviews over both the front and rear. A familybathroom, separate shower room, and a well-fitted utility room complete the practical, familyfriendly layout.

Included in the sale: Hot tub, Range cooker,freezer, large and small fridges, dishwasher,tumble dryer and washing machine.

RE/MAX EVOLUTION















Hall

The hall provides access to the kitchen/family room, utility room, bedroom2, shower room and the barn. Velux windows.

Dining Kitchen / Family Room

A stunning, bright room with high ceilings. Kitchen area fitted with quality wall and base units. Integrated dishwasher and fridge. Electric Rangemaster cooker. Plenty of space for dining and as a family area with a cosy wood burning stove and glazed sliding patio doors leading out to the rear garden. Windows to the front and rear. Velux window. Door to study/play room.

Living Room

Accessed via the study/play room, this well proportioned room has dual aspect windows and a door leading out to the rear garden.

Bedroom 2

Offers a variety of uses including a bedroom or office. Velux windows.

Utility Room

A large, bright utility room fitted with wall and base units. Space for a washing machine and dryer. Deep shelved area with space for a freezer. Cupboard. Airing rack. Velux windows.







Shower Room
This bright room comprises a modern white WC, hand basin and corner shower cubicle. Cupboard.

Vestibule & Hall
The vestibule, which has a window, leads into the hallway via an internal door. The hall has a staircase to the upper floor and provides access to bedroom 1, the bathroom and the study/play room. Under-stair cupboard.

Bedroom 1
A good sized double bedroom benefiting from fitted wardrobes along one wall and a window to the front.

Bathroom
The bathroom is fitted with a white suite comprising WC, hand basin set within a vanity unit, bath and corner shower cubicle with electric shower. Frosted window to the rear.

Landing
The landing provides access to bedrooms 3 and 4. Two storage cupboards. Window to the rear.

Bedroom 3
A spacious double bedroom with large window to the rear and window to the front - both providing lovely countryside views.

Bedroom 4
A bright bedroom benefiting from lovely views front and rear. Cupboard.







The property is approached via a supremely large driveway and parking area, extending to the front and side of the property. A triple garage with a floored loft room above and an attached WC offers out standing storage or further development potential (subject to consent).
The mature, beautifully maintained gardens are mainly laid to lawn with a fenced play area. The hot tub is ideal for unwinding after a day outdoors and the patio provides a lovely place for al fresco dining.

The land extends to approx 9 acres in total. For horse owners, this property is exceptional. An L-shaped stable block provides 5–6 stables, complemented by a large field, a paddock, and a fenced outdoor school with a bark surface - everything needed to keep horses at home in comfort, with hacking routes and forestry tracks right on the doorstep.

A truly special property - spacious, characterful family accommodation, extension potential, beautiful private gardens, and outstanding equestrian facilities, all set within a tranquil countryside location.

Oil fired under-floor and radiator heating throughout. Drainage via private septic tank. Private water from borehole located within property boundary.

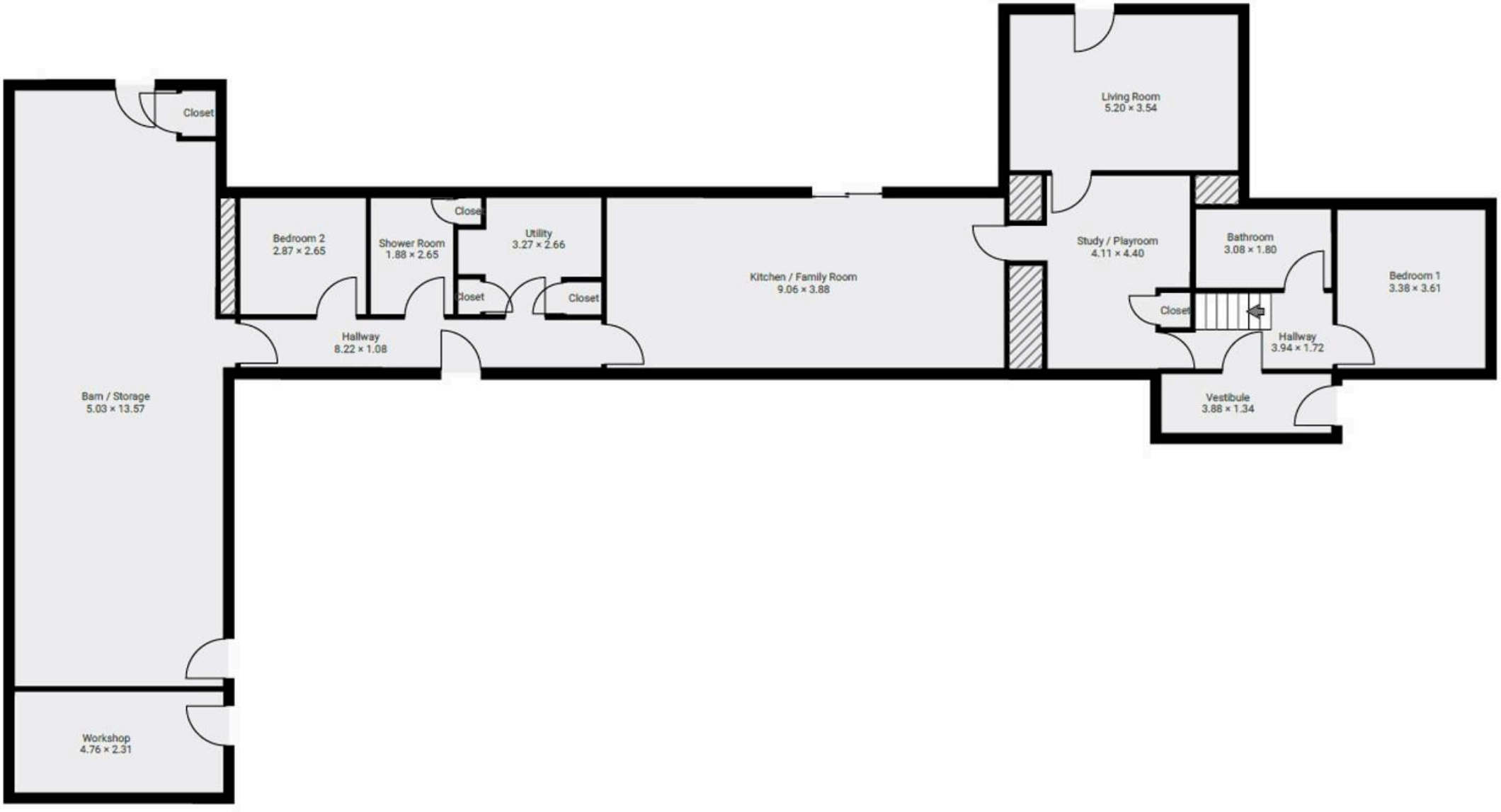
Yard

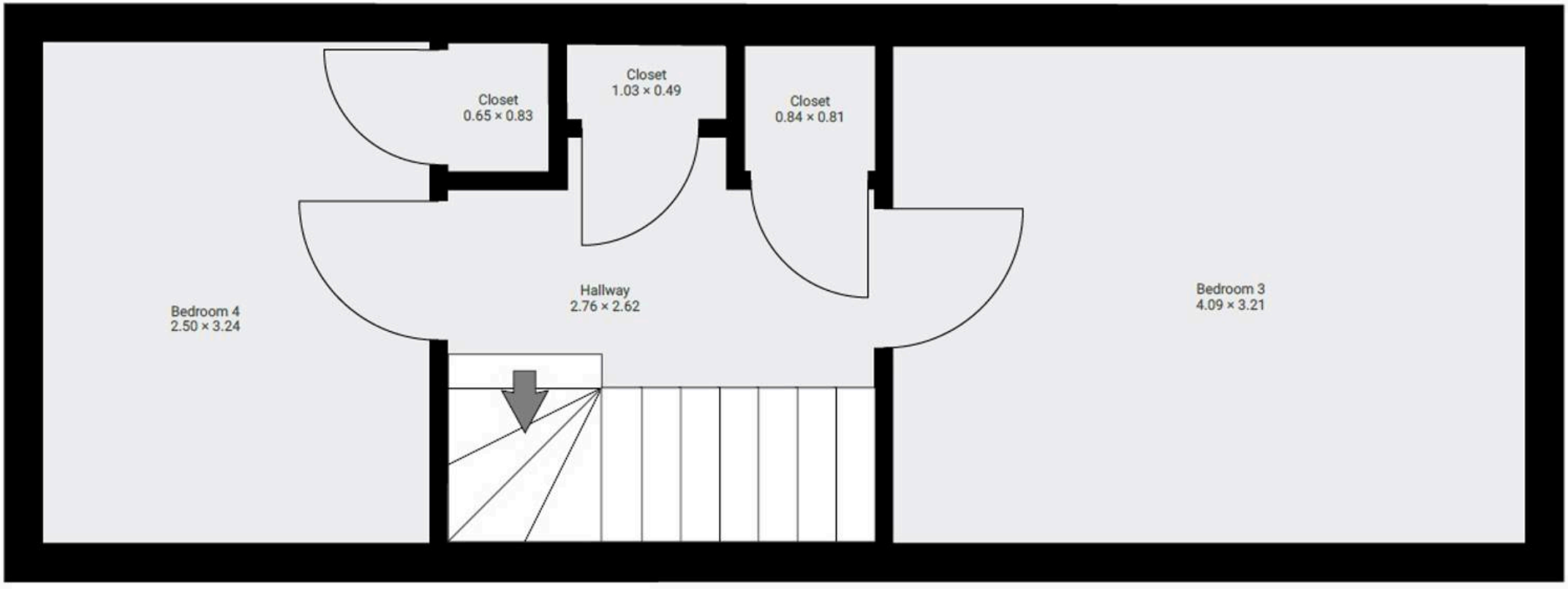
The attached large barn with loft and store provide excellent storage or offers huge potential for conversion to extend the current property or create a self contained annex (subject to planning). There is a large L-shaped stable block comprising five stables and a corner tack room/sixth stable with fully enclosed concrete yard. Power and water. Immediate gated access to the rear field. The triple garage has lighting, electricity and up-and-over doors. Fully floored loft room above with lighting - could make an excellent office. There is an attached WC fitted with a WC and sink.

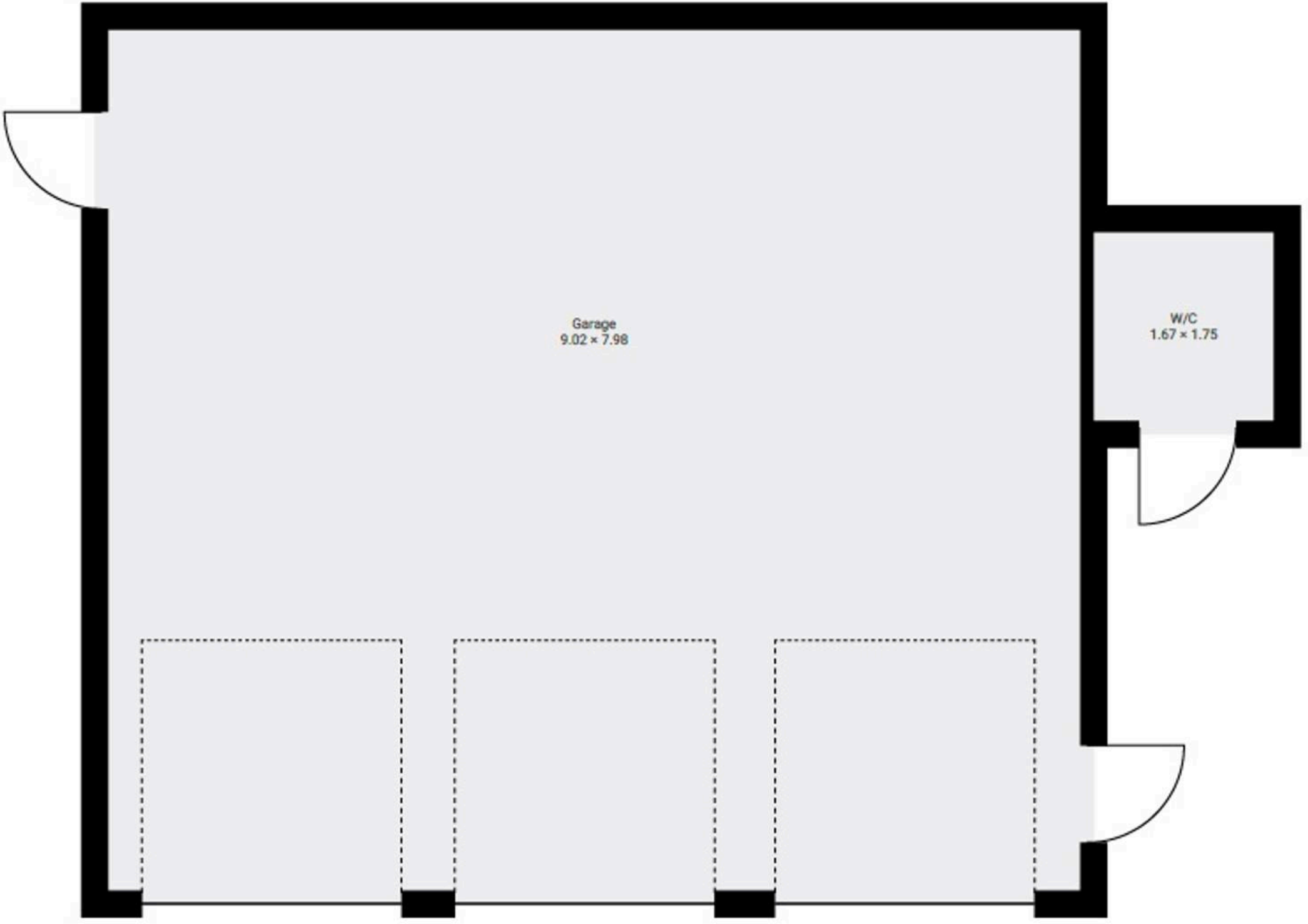
DRIVEWAY

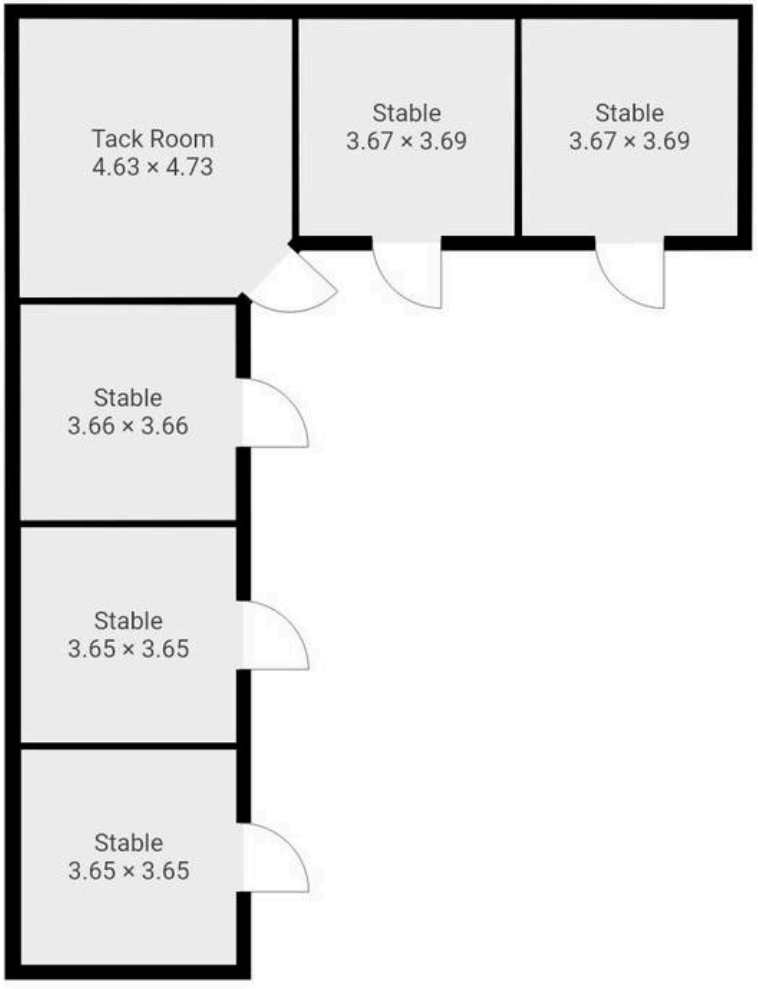
6 Parking Spaces

▼ **Ground Floor**




Closet
0.65 × 0.83
Closet
1.03 × 0.49
Closet
0.84 × 0.81
Bedroom 4
2.50 × 3.24
Hallway
2.76 × 2.62
Bedroom 3
4.09 × 3.21


Garage
9.02 × 7.98
W/C
1.67 × 1.75



The floor plan is for guidance only, the layout may not be accurate and measurements are not to scale.



RE/MAX Evolution

Castle Fraser Estate, Inverurie, Aberdeenshire - AB51 7LJ

07833125749

nnesland@remax-scotland.homes

www.remax-scotland.homes/estate-agents/huntly