

Galbraith

CLAYMILL FARMHOUSE
CRAIGIEVAR, ALFORD, ABERDEENSHIRE





CLAYMILL FARMHOUSE, CRAIGIEVAR, ALFORD, ABERDEENSHIRE

Charming & spacious 4 bedroom detached farmhouse in 1 acre, with beautiful gardens and incredible open views.

Alford 5 mile ■ Aboyne 11 miles ■ Aberdeen City 24 miles

- 3 reception rooms. 4 bedrooms
- Charming extended farmhouse
- Beautiful gardens with raised terrace
- Traditional stone outbuilding
- Incredible countryside views
- Around 1 acre in total



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket



SITUATION

Claymill Farmhouse is located within the picturesque hamlet of Craigievar, only 5 miles from Alford and 11 miles from Aboyne in Royal Deeside. Alford is a popular and growing town with a wealth of amenities including a health centre, shops, post office, filling station, hotels along with a dry ski slope and transport museum. Equally, Aboyne offers excellent amenities including shops, coffee shops and is the gateway to Royal Deeside continuing to Ballater & Braemar. Schooling is provided at Craigievar Primary School and then Alford Academy, which is a very popular community campus with secondary school, swimming pool, theatre, library and community café.

Aberdeen is some 24 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and Aberdeen International Airport is only a 40-minute drive away.

DESCRIPTION

Claymill Farmhouse enjoys a desirable location within the popular hamlet of Craigievar, in beautiful Aberdeenshire. The extended farmhouse has an elevated position with incredible open views of the surrounding countryside and hills and enjoys a boundary of around 1 acre. The house itself extends to over 200 sqm, offering plentiful spacious accommodation, fully versatile for modern family living. To the ground floor you enter the front porch, and in turn to the entrance hall. To the left there is the family room with an outlook over the front garden and decorative fireplace, this room continues through to the main sitting room; a very spacious room with wood burning stove. This sitting room has patio doors allowing access to the garden and captures the breath-taking views to the west. Returning to the hall and to the right is a wonderful open plan living space.



Currently used as a lounge/dining area, this room has a multi fuel stove and is on open plan with the kitchen. The kitchen is fully fitted with plentiful units and work tops space and enjoys a picture window overlooking the garden and ceiling windows flooding the room with natural light. From here you can access a handy utility room and cloakroom. Also on the ground floor is a family bathroom with roll top free standing bath and separate shower cubicle.

Continuing upstairs, we have the principle double bedroom with built in mirrored wardrobes and a superb ensuite shower room. Bedroom two is a very spacious double room with an outlook to the front, and bedroom three is generous in size with the impressive views to the west. Bedroom four is currently used as a home office and could equally be a further bedroom given its size.

Claymill Farmhouse sits in around 1 acre in total with beautiful garden grounds surrounding the house. Mature trees provide privacy and shelter, and the rolling grass lawn, small burn to the south and scattering of wildflowers offer an idyllic outdoor space. Of note is the sheltered raised garden terrace above the car port, offering a trendy outdoor space for pot plants and garden furniture.

ACCOMMODATION

Ground Floor: Entrance porch, hall, family room, sitting room, open plan kitchen & lounge/dining room, bathroom, utility room and cloakroom.

First Floor: Principle bedroom with ensuite shower room, bedroom 2, bedroom 3 and bedroom 4 / office.



GARDEN GROUNDS

Claymill Farmhouse sits in around 1 acre in total ensuring a generous amount of outdoor space. The garden grounds to the front have a rolling grass lawn, flanked by mature trees, which runs down to a small burn. The garden continues round the side, with a scattering of wildflowers and the perfect spot to enjoy the breath-taking views to the west. The rear garden is raised and again bound by trees, providing privacy and shelter.

The outdoor storeroom, within the adjacent stone steading, is a versatile and very useful space. It can also provide garaging for a small car if required. Ideal as a workshop, hobby room or simply for storage, it's an ideal addition to the property. The car port, with power & lighting, provides a sheltered area for a car and for wood storage and has steps to the side leading to the raised garden terrace. The garden terrace extends to around 40sqm and is of composite decking with power. The decking is encased by modern glass balustrades and its an impressive space to have garden furniture, outdoor dining, and a range of colourful flowerpots.

Claymill Farmhouse has a right of access up the tarred drive from the main road.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Septic Tank	Freehold	LPG	Band F	Band F	FTTC	YES

DIRECTIONS

Travel west on the A944 towards Alford passing through 'Ordhead' and Tillyfourie'. Turn left signposted to 'Tough' & 'Muir of Fowlis' and continue for around 0.6 of a mile. Turn left signposted for 'Craigievar' and pass through the charming hamlet of Kirkton of Tough. Continue straight for around 2.8 miles and Claymill is located on the right-hand side as indicated by our for-sale sign.

POST CODE

AB33 8JD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///nests.monitors.thumb

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024.



Claymill Farmhouse,
Craigievar,
Alford,
Aberdeenshire, AB33 8JD

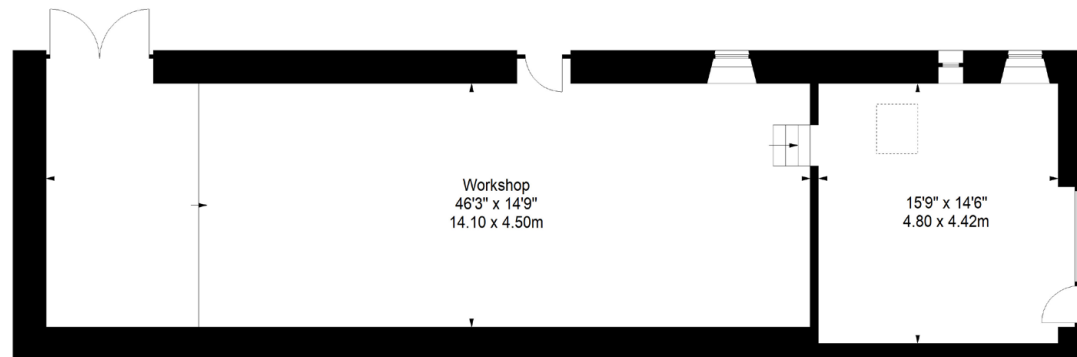


Approx. Gross Internal Area
2050 Sq Ft - 190.45 Sq M
Out Building
Approx. Gross Internal Area
941 Sq Ft - 87.42 Sq M
For identification only. Not to scale.
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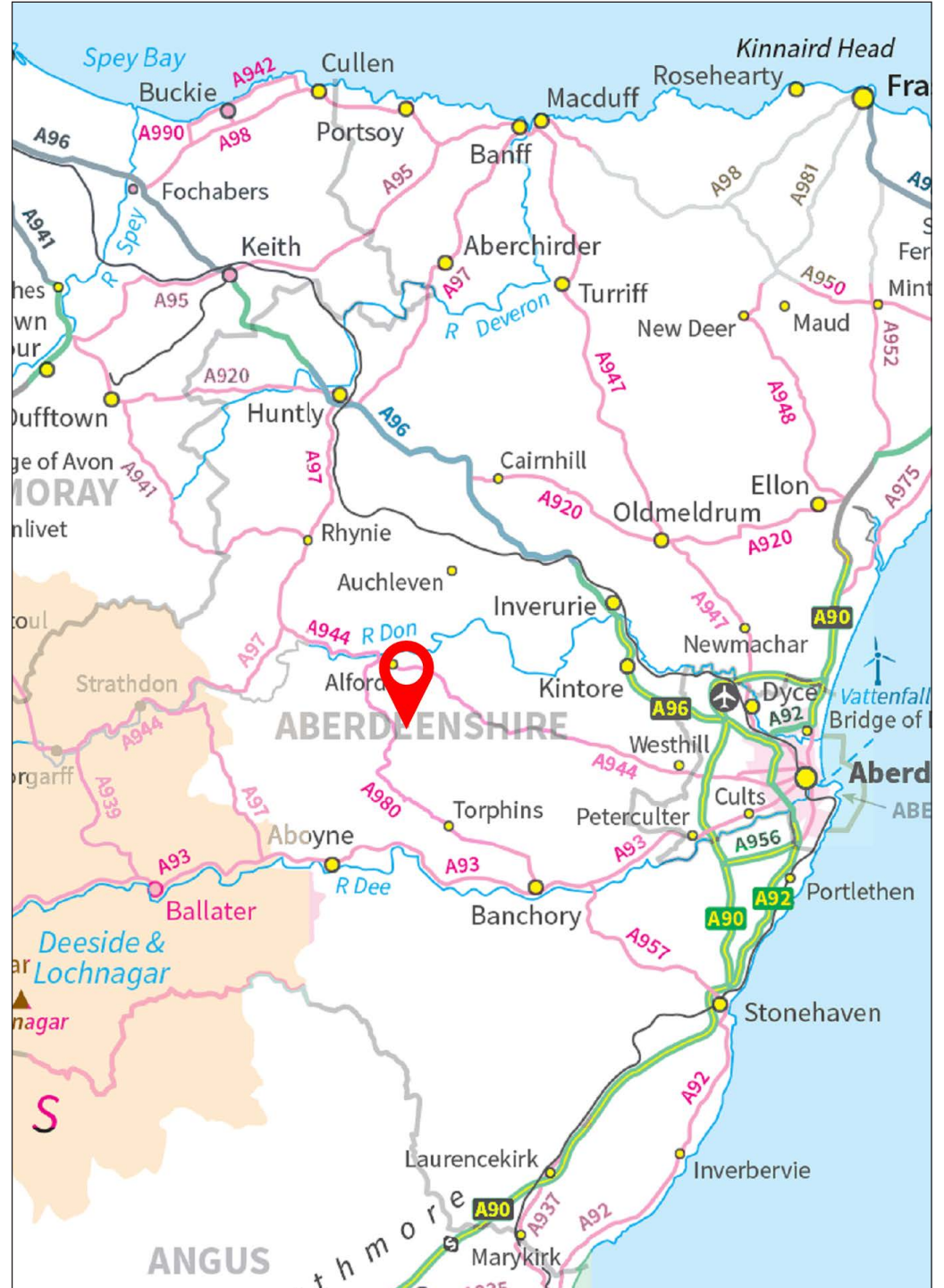


Ground Floor

First Floor



Ground Floor





Galbraith



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