



Upper Drumbulg Gartly | HUNTLY | Aberdeenshire | AB54 4SB

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Upper Drumbulg Gartly, HUNTLY, Aberdeenshire, AB54 4SB

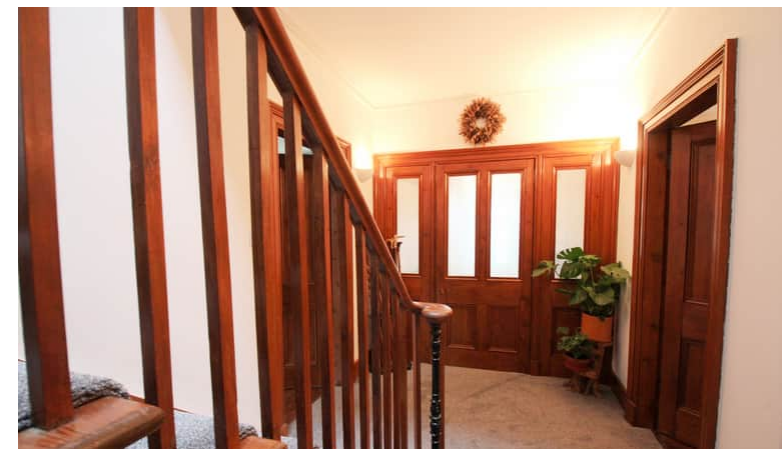
- Traditional Four Bedroom Victorian Farmhouse, formerly boarding kennels
- Panoramic countryside views
- Set in elevated location
- Parking for several cars
- Spacious Garden grounds
- 2 Paddocks (approx 3.4 acres)
- Double garage
- Quadrant of stone built steadings
- Double Glazing & Oil Central Heating

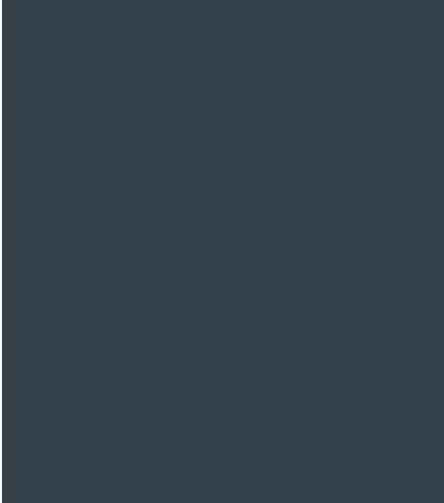
Summary

CCL Property are delighted to bring to market a traditional stone built farmhouse occupying a commanding position enjoying fabulous south facing country views. The farmhouse has 3 reception rooms, 4 bedrooms, 2 bathrooms, Attic rooms and extensive storage throughout. Mature gardens and woodland surrounding on one side with paddocks attached. The property includes an extensive range of steadings and outbuildings with power and water supply.

This is a fantastic opportunity for a family looking for a countryside lifestyle or those with equestrian or countryside interests. With incredible surrounding wildlife and a secluded setting, Upper Drumbulg offers country living in a very special location.

Outbuildings lend themselves to potential for commercial use as the property was formally a boarding kennels. Set in approximately 4.6 acres and within 5 miles of local amenities in Huntly.





Property

Traditional Victorian farmhouse set in approximately 4.6 acres, the property is accessed via a private road serving 2 other properties and a number of agricultural buildings. Upper Drumbulg can be found at the end of the road enjoying south facing countryside. Double glazing and oil central heating.

Entrance Vestibule: Entry is gained via an exterior door, the vestibule is laid in black & white tiling and has original pitch pine door leading to the hallway.

Hallway: Open welcoming hallway with staircase leading to the upper with understair storage cupboard. Also large storage/box room.

Living Room: (6.40m x 4.35m) A spacious room to the front of the property with large stone fireplace housing the wood burning stove.

Dining Room: (4.28m x 3.70m) Further spacious room to the front with marble effect fire place and display recesses either side.

Bathroom: (2.60m x 1.84m) Fitted with a piece white suite and white tiling to dado height. Frosted window.

Inner Hallway: A further L shaped hallway laid black & white tile effect vinyl

Rear Porch: (3025m x 2.10m) A good sized porch providing ample storage and hanging for coats.

Family Room/Kitchen (7.90m at longest x 4.60m at widest) Large L shaped room, the main part being a cosy family room with double aspect windows large stone feature fireplace housing the wood burning stove. On open plan with the kitchen which is fitted with red high gloss wall and base units with contrasting oak work tops incorporating a stainless steel sink and drainer with black splash back. Integral oven, hob and chimney style cooker hood. Space for fridge/freezer. Slate tile flooring.

Conservatory (3.40m x 2.46m) Fully glazed on three sides and with door giving access to the garden. Laid in slate floor tiles.

Upper Landing: Newly laid carpeting on the staircase leads to the upper landing which in turns gives access to the bedrooms and bathroom.

Bedroom 1 (4.30m x 3.42m) Spacious room with front facing recessed windows proving lovely countryside views, shelved storage in the eaves, ample space for free standing furniture.

Bedroom 2 (4.30m x 3.42m) A further spacious double bedroom again with recess window with countryside views, storage in the eaves and ample space for free standing furniture.

Bedroom 3 (4.36m n 2.30m) Third double bedroom this time with window facing the rear.

Bedroom 4 (4.30m x 2.19) A good sized bedroom again facing the rear, currently used as a dressing room.

Bathroom (2.34m x 2.28m) Newly install three piece modern white suite comprising Bath, WC and wash hand basin set in a vanity storage unit. Grey wet wall surrounding the bath.

Attic Rooms: Further staircase from the hall provides access to the Attic rooms, current used as storage but could be renovated for a number of uses.

External

The property extends to approximately 4.6 acres, the house, gardens and outbuildings occupying 1.4 acres and the two large paddocks cover 3.2 acres. There are several traditional stone built outbuildings of varying dimensions (as follows), some still have the kennels from the previous business of boarding kennels. There is also a central courtyard in the middle of the buildings. One of the barns is currently used as a garage.

Storage Shed (9.75m x 4.57m)

5 Stone Barns (9.45m x 4.57m) (9.45m x 4.57m) (4.57m x 3.05m) (4.57m x 3.96m) (11.58m x 4.57m)

Large Storage Barn (14.93m x 4.57m) With stairs to loft area measuring (17.68m x 4.57m)

Wood Shed (11.88m x 5.18m)

Bothy (4.26m x 3.65m)

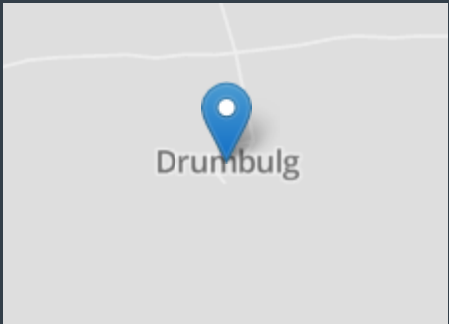
Further Storage Shed (7.31m x 4.57m)

Garden area surrounds the house, with extensive lawn and an array of mature trees, shrubs and hedging. A further area of woodland situated to the side of the garden and then two paddocks. A further small paddock is situated to left of the driveway.

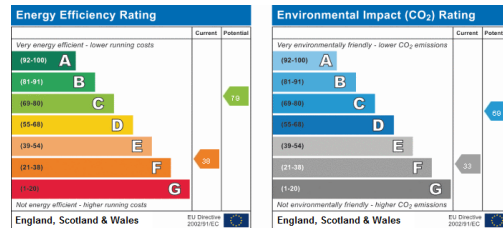
Directions: From the roundabout at Huntly take the A97 sign posted Gartly/Rhynie, continue for approximately 2.5 miles, after crossing a small bridge turn right at the Gartly village hall, road sign posted for Tillathrowie, continue on this road for approximately 2 miles, there is small crossroads junction, turn left and follow the track to the top of the hill and take a right and the track will take you to Upper Drumbulg with sign set beside the gate.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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