



UNIQUE SEVEN BEDROOM FORMER PARISH CHURCH, SET WITHIN VERSATILE GARDEN GROUNDS
OF ABOUT 1.5 ACRES, WITH FAR REACHING VIEWS OVER STUNNING LOCAL COUNTRYSIDE.

HALFWAY TO HEAVEN, GAMRIE, BANFF, AB45 3ES

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Ground floor: entrance porch ♦ sitting/dining room ♦ kitchen with breakfast room ♦ bedroom six/study ♦ bedroom seven/hobby room ♦ bathroom ♦ family room ♦ rear porch ♦ WC cloakroom ♦ laundry room ♦ external boiler room

First floor: principal bedroom with en suite shower room and walk in wardrobe ♦ linen store ♦ bedroom two with en suite bathroom ♦ bedroom three with en suite shower room ♦ bedroom four with en suite bathroom ♦ bedroom five with en suite shower room

Services: Oil heating, double glazing, mains water and electricity, private drainage ♦ Zoned oil fired underfloor heating to all ground floor apart from the kitchen and study ♦ LPG fuel to supply the range cooker

EPC Band C

Gardenstown 1.9 miles, Banff 7.1 miles, Turriff 13.3 miles, Aberdeen 45.4 miles (All distances are approximate)

Halfway to Heaven is a remarkable property situated within the parish of Gamrie near the coastal village of Gardenstown. Enjoying an elevated position overlooking the churchyard, this striking property is situated within extensive garden grounds of about 1.5 acres, and which includes a static caravan, outbuildings and a timber summerhouse. Within the property, the living accommodation is both spacious and versatile, with a large sitting / dining room overlooked by the stunning galleried landing above, which also provides far reaching views across the surrounding countryside.

Panelled double doors lead into the bright entrance vestibule, which is also utilised as a boot room. With a window providing plentiful natural light, a door with wrought iron design leads into the entrance hall which



is open plan to the sitting/dining room - the central space that lies at the heart of this unique property. With generous dining and relaxation areas, the sitting/dining room is fully carpeted, with tall arched windows facing the churchyard providing lots of natural light. An impressive solid oak staircase with decorative pillars leads up to the galleried landing and bedroom accommodation above.

The kitchen with breakfast room is visible from the sitting/dining room via twin sets of glazed double doors which again provide plenty of natural light. Of tasteful decor, this generously proportioned living space features a well equipped kitchen with walk in pantry cupboard and a range of attractive base units with work surfaces incorporating a double stainless steel sink and a green range cooker inclusive of a seven ring gas hob with decorative splashback behind. There is ample space for informal dining in the breakfast area, while elevated windows overlook the rear of the property.

Accessible from the sitting/dining room is the well proportioned study, which would also be suitable as a sixth bedroom. The hobby room is a further good sized room which would also be suitable as a seventh bedroom depending on the purchaser's requirements. The bathroom features a white three piece suite with corner shower enclosure.

A set of glazed doors lead from the sitting/dining room into the spacious family room, which would be equally suitable as an entertainment space or home library given the generous dimensions. With elevated windows

overlooking the property frontage, beyond a further doorway lies the rear entrance vestibule. Also accessible from the family room via an arched doorway is a WC cloakroom, while beyond lies the well equipped laundry room which allows access to the rear garden and external boiler room.

A wide tread secondary staircase leads up from the family room to the impressive galleried landing which boasts far reaching views through the arched windows to the countryside beyond. The generous dimensions of the landing mean it can easily accommodate large items of freestanding furniture, with ample space for informal seating areas or reading nooks.

The principal bedroom features a deep silled window which allows for fantastic views, and includes an en suite shower room and a generous walk in wardrobe. The remaining four double bedrooms on the first floor are all bright and well proportioned rooms with large arched windows allowing for lovely views. In addition, each bedroom benefits from en suite facilities, ideal if considering a commercial opportunity. Completing the first floor accommodation is the linen store, which allows for tiered storage and is fitted with a range of wooden shelving.

Halfway to Heaven enjoys the benefit of an elevated position, resulting in quite outstanding views. A private driveway leads up to the property, where the surrounding grounds are mostly laid to lawn and include an array of young trees, shrubs and flowering plants. A timber summerhouse provides the ideal location for outdoor dining while enjoying the scenic views. Two timber sheds allow for plentiful external storage, with one shed benefitting

from both power and light. To the rear of the property a charming gated garden area houses the static caravan with decked platform. The caravan could perhaps be utilised as holiday or guest accommodation. With a wide gravelled walkway around the property frontage, to the side lies a sheltered garden which has previously been used for growing produce.

Situation

Halfway to Heaven is situated in the parish of Gamrie, about three miles from the picturesque coastal village of Gardenstown, which was originally known as Gamrie and founded in 1720 by Alexander Garden as a fishing village. Set amongst the dramatic cliffs along the north facing Moray Firth coastline, the picturesque harbour and winding streets attract many visitors, while you can often watch the Moray Firth dolphins amid a stunning northeast coast sunset. The village is served by a local shop and fuel station, primary school, tea room, village hall, and The Garden Arms Hotel. A coastal path links the neighbouring village of Crovie, and offers a perfect vantage point for taking in the local wildlife. A further footpath has been recently established, which provides a circular walk from Halfway to Heaven to Gardenstown with magnificent views of the bay and the historic ruins of St John's church. An RSPB site allows opportunities to see a thriving puffin colony about three miles from Halfway to Heaven.

Situated at the mouth of the River Deveron, the Royal Burgh of Banff dates back to the 12th century when the first castle was established to



repel Viking invaders. Many of the properties located in Banff date back to the late 17th or 18th century including the magnificent Duff House which was built in 1730. Duff House operates as an outstation for the National Galleries of Scotland and has extensive grounds including a play park for children. There is a regular bus service into Aberdeen and schooling is available locally with various primary options and a secondary school. Banff offers a wide range of amenities, including a variety of shops, supermarkets, a medical centre, two community centres and a modern indoor swimming pool.

Turriff offers numerous shopping, business and leisure facilities, together with a sports centre with swimming pool, community centre, cottage hospital, primary and secondary schooling. A regular bus service runs from Turriff to Dyce and Aberdeen city centre and there are also connections to Inverurie, Elgin and Banff.

The local area is famed for its breathtaking scenery, with rolling farmland and long sandy beaches which offer wonderful leisure and recreational opportunities. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey. There are golf courses at Banff, Macduff and Turriff, together with famous links courses at Royal Aberdeen, Trump International and Cruden Bay. Game shooting on neighbouring estates is another popular sport. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of castle country, and also includes a number of whisky distilleries. Whilst remaining a quiet and unspoiled area, visitors are welcomed and tourism has a growing profile, which is encouraged by the local authority.

Aberdeen is situated about 45.4 miles away. The international airport offers regular flights to London and other UK and European cities. The Aberdeen Western Peripheral Route has now opened, with improved travel in and around Aberdeen and a quicker and more direct route south. There are regular train services from Aberdeen, including a sleeper to Kings Cross London. Aberdeen provides all the services of a major city,

including business and leisure facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's school, St Margaret's, and Albyn as well as the International school at Pitfodels. There are two universities and several colleges of further education.

Directions

From Aberdeen, follow the A92/A90 towards Ellon, then turn left onto the A948. Continue along this road, passing the Tesco superstore on the left hand side, and proceed along the A948, passing through the village of Auchnagatt. Follow the A948 through New Deer and New Byth and continue ahead before turning left onto the B9031. Passing the turn off to Gardenstown on the right hand side, continue ahead and take the next road on the left. Take the next left, and the entrance to Halfway to Heaven is on the right hand side.

General Remarks

Viewings

Strictly by appointment with Savills – 01224 971 110

Local Authority & tax band

Aberdeenshire Council Tax Band G

Conservation Area and Listing

Category B listed.

Miscellaneous

A sprinkler system is installed.

A heat recovery ventilation system has been installed.

There are two boilers, to ensure that heating and hot water continue in the event a fault develops.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale, including all carpeting, curtains, the dishwasher and cooking range. The fridge/freezer will not be included.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs: APRIL 2019

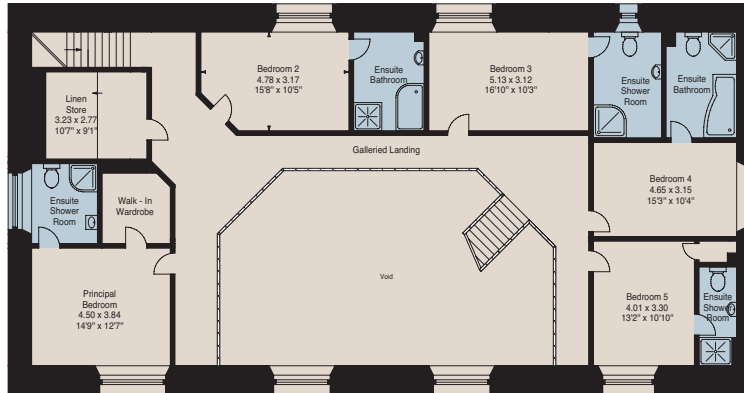




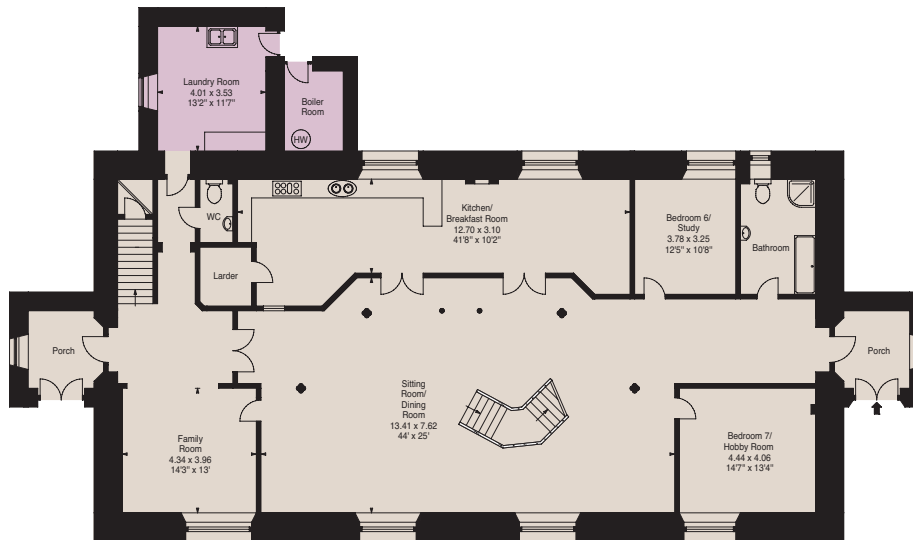
FLOORPLANS

Gross internal area (approx):
470.91 sq.m (5069 sq.ft)
(Including Boiler Room)

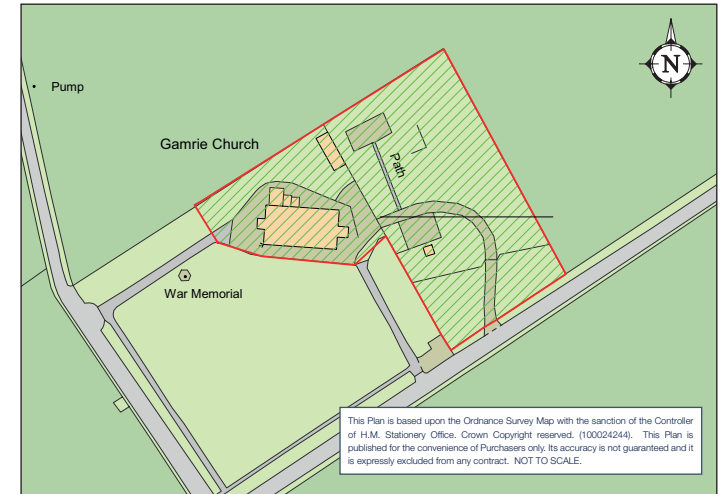
For Identification Only.
Not To Scale.



First Floor



Ground Floor



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