



Stylish mid steading conversion

2 New Place Farm Steading, Keith Hall, Inverurie, AB51 0NB

Freehold





Ground floor: 2 reception rooms, dining kitchen/family room, utility room, dining room/bedroom 5, cloakroom, shower room, integral access to garage & gym/store • First floor: landing/study area, principal bedroom with en suite, 3 further bedrooms, family bathroom • EPC Band C

Summary

Nestled amidst rolling farmland and enjoying south facing views across delightful countryside, 2 New Place Steading is a wonderful home from which to enjoy all seasons. Inside there is extensive and versatile living space that features stylish and sophisticated decor, quality fixtures and fittings, and thoughtful design details throughout.

Accommodation

A partially glazed entrance door leads into the welcoming and bright reception hall with vaulted ceiling. Utilised by the current owner as a recreational area for both music and reading, the hall is of tasteful decor to complement the Karndean flooring. The carpeted staircase leads to the partially galleried landing above.

Overlooking the property frontage via a deep silled double window, the well proportioned sitting room exudes a calming ambience. Fully carpeted and luxuriously decorated, central to the room is the attractive feature fireplace with electric fire.

Overlooking the rear garden is the enviable dining kitchen/family room. Fitted with Karndean flooring which continues into the utility room, the stylish white high gloss cabinetry provides excellent

storage, while the large central island with elevated breakfast bar area and under counter storage is most striking. Extensive work surfaces encompass a double sink with central drainer, while there is also a Rangemaster with induction hob and double ovens. With ample space for formal dining, the cosy and versatile family area includes a feature electric fireplace and French doors to the rear garden.

Within the utility room there is a range of bespoke white storage units. Plumbed for white appliances, there is also a stainless steel sink with drainer, while a partially glazed door allows access to the rear garden and driveway. A large airing cupboard houses the hot water cylinder. An integral door leads into the single garage, which has been altered to create an enclosed gym/storage room.

The elegant dining room enjoys far reaching south facing views across the front garden to the countryside beyond. With tasteful decor and solid wood flooring, the bespoke shelving and cabinetry shall remain. Given the proximity of the spacious cloakroom/dressing room with double fitted wardrobe and shower room off, the dining room is equally desirable as a fifth bedroom.



At the top of the carpeted staircase is the spacious and bright landing which is flooded with natural light. Currently used as a versatile study and seating area, a ceiling hatch allows access to the extensively floored loft via a folding ladder.

The principal bedroom suite is a generously proportioned room of attractive decoration, while a charming recessed window seat provides fantastic south facing views. Four sliding panel doors disguise a wealth of bespoke storage options and a walk in dressing room. Upgraded by Laings of Inverurie, the contemporary en suite shower room includes a white two piece suite and a double sized shower enclosure with mains shower appliance. There is underfloor heating and a striking vanity unit incorporating the wash hand basin.

Double bedroom two is a spacious and bright room, which also enjoys south facing views from a recessed window seat. Again the decor is excellently finished and complements the wood effect flooring. The stylish wardrobes are to remain. Bedroom three is a further bright and well proportioned room with a large skylight window. Bedroom four is a delightful room with views over the rear garden. The bespoke shelving and storage baskets are included in the sale, making it ideal for use as a private study, nursery or hobby room.

The family bathroom promotes a relaxing atmosphere. Featuring attractive white tiling, there is a contemporary three piece suite with shower over the bath. There are fitted storage

facilities and the south facing skylight window allows for both natural light and views of the hills beyond.

A tarmac driveway sweeps around the property frontage, where there is an exclusive parking area adjacent to No 2, and which continues on to the rear of the steadings. A clearly marked gravelled driveway allows access to the integral garage with up and over door. Situated within extensive and well established garden grounds, the south facing front garden is bordered by dry-stone dykes. Mature trees and shrubs are interspersed within the lawn and a central paved pathway. A patio offers a peaceful sun trap from where to enjoy the countryside views. The fully enclosed rear garden is mostly laid to lawn with mature borders. The Acton greenhouse will remain, while two terraces are ideal for outdoor dining.

Situation

2 New Place Steading lies on the peripheries of the charming villages of Kinmuck and Keith Hall, the latter of which has a primary school and village hall. The property itself is situated approximately 5 miles from Inverurie, an expanding and prosperous market town situated in the valley of the River Don with good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. Nursery, primary and secondary education are all well catered for within the town. There is a health centre, cottage hospital, several large supermarkets, a swimming pool and community centre, as well as golf, tennis



and bowling. Hillwalking proves to be a popular activity, with many local routes available including at the popular Hill of Bennachie. Aberdeenshire is famed for its outdoor pursuits, including salmon fishing, golf and game shooting. The nearby coast offers sailing and sandy beaches. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of castle country.

Inverurie 4.4 miles,
Blackburn 6.7 miles, Westhill
11 miles, Aberdeen 15 miles (All
distances are approximate)

GENERAL REMARKS

Viewings Strictly by
appointment with Savills –
01224 971 110

Solicitor Raeburn Christie
Clark & Wallace, 6 North Street,
Inverurie, AB51 4QR

Local Authority & tax band

Aberdeenshire Council Tax
Band G.

Services Mains water and
electricity. Oil heating and
private drainage.

Miscellaneous Security entry
system installed. Hardwood
double and triple glazing.
Karndean flooring in the
reception hall, kitchen and
utility room.

Fixtures & Fittings Standard
fixtures and fittings are included
in the sale, along with the
Rangemaster, dishwasher and
fridge/freezer. All blinds will
remain, in addition to the
curtains in the dining kitchen/
family room, sitting room and

dining room. The timber shed
and greenhouse will remain. The
curtains in the hall will be
removed, while the tumble drier,
washing machine, light fittings
and items of furniture may be
agreed by separate negotiation.

Servitude rights, burdens and wayleaves

There is a servitude
right of access to the property.
The proprietor of the property
shall contribute towards the
maintenance and repair of that
part of the access roadway.
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.

Possession Vacant possession
and entry will be given on
completion.

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.



2 New Place Farm, Keith Hall, Inverurie,
Aberdeenshire, AB51 0NB
Gross internal area (approx) 280.56 sq.m (3020 sq.ft)
(Including Garage/Store)



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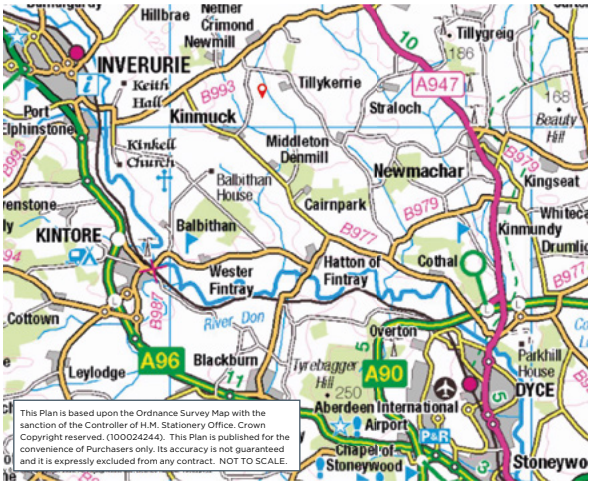
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