

# Hawthorn

BELLABEG, STRATHDON, ABERDEENSHIRE, AB36 8UL



*Detached traditional dwelling recently renovated throughout with huge upgrades, eco-friendly, offering comfortable living in a spectacular location with huge rental potential*



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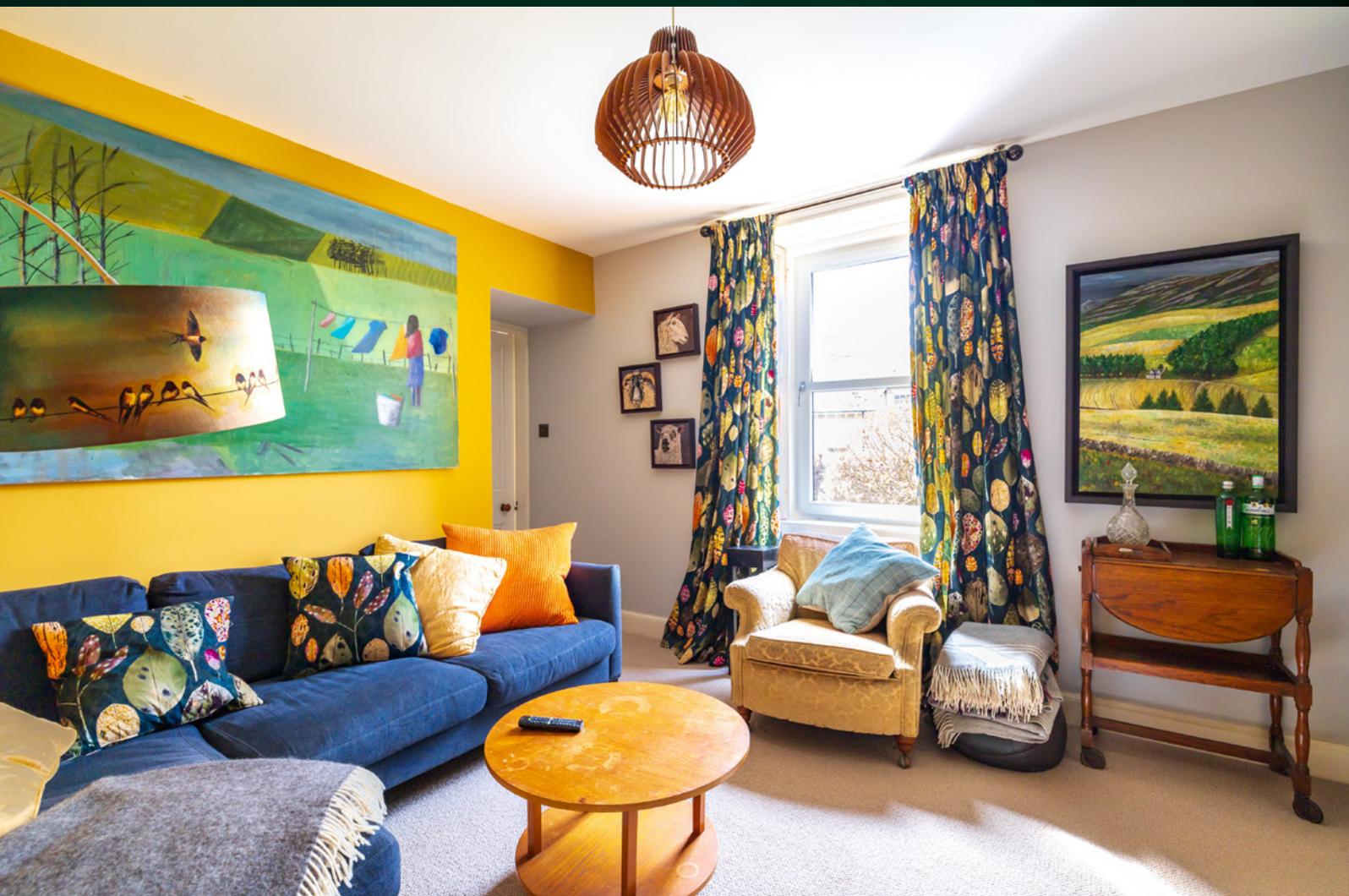


Hawthorn Bellabeg, Strathdon is quite simply an immaculate traditional stone and slate detached dwelling of circa 1890 which has been recently renovated and upgraded to a fantastic specification with the quality of the workmanship evident in every quarter of the house. This detached three, potentially four-bedroom dwelling is located in the historic village hamlet of Bellabeg, offering spacious living accommodation over two levels.

The present owner has continuously, modernised and upgraded to an exceptional standard with no expense spared. The property is presented to the market in an immaculate walk-in condition with generous room sizes, full double glazing, solar panels, ground source heat pump with RHI payments running to June 2026, and a multitude of stylish fittings and finishings.

This substantial property with its stunning location and gardens, will make a superb family home or a very desirable and lucrative holiday home. Early viewing is an absolute must and is highly recommended, you will not be disappointed.

## THE SITTING ROOM



The property comprises; an entrance hall leading to all accommodation, a bright spacious lounge with a recently fitted wood-burning stove, and French doors to the front garden leading to a patio area. The lounge is accessed through the family sitting room, from the lounge a hidden door leads to a guest bedroom.

# THE LOUNGE



# BEDROOM 1



# THE KITCHEN



A bespoke custom-built dining kitchen is flooded with natural light from the dual aspect windows, fitted with multiple wall and base-mounted units and boiling water tap. A wood-burning stove within the original fireplace and a bare brick wall add that touch of tradition and grandeur, from the kitchen, is a large utility room fitted with wall and base-mounted units with laundry appliances, and controls and batteries for solar panels also gives access to the rear garden.

A modern recently fitted 4-piece family bathroom with roll top bath and separate shower cubical completes the ground floor accommodation.



# THE BATHROOM





The original staircase consisting of a wooden banister and metal balustrades leads to the half landing where you have a recently installed three-piece family shower room continue up to the first floor and you have two spacious double bedrooms with bay windows overlooking the front of the property. The study has the potential to be used as a craft room or as a 4th bedroom, completing the accommodation.

# THE SHOWER ROOM



# BEDROOM 2



# BEDROOM 3



# THE STUDY



To the front of the property, a gated drive laid to stone chip and allows parking for several vehicles; the extensive garden is bordered by a mixture of a wooden fence and tall hedge laid mostly to lawn with a multitude of mature trees shrubs, plants, and seasonal flowers.

A serpentine path leads to various levels throughout the garden where there are vegetable plots and several seating areas that are suitably positioned for entertaining and enjoying the afternoon sun. A further addition is a recently built wooden shed.

The property has mains electricity, drains consisting of a shared septic tank to soak away, and private water source with ground source heating. There are solar panels within the rear garden and these provide power for the property as well as to a storage battery located within the utility room. Excess electricity generated is sold back to the grid.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

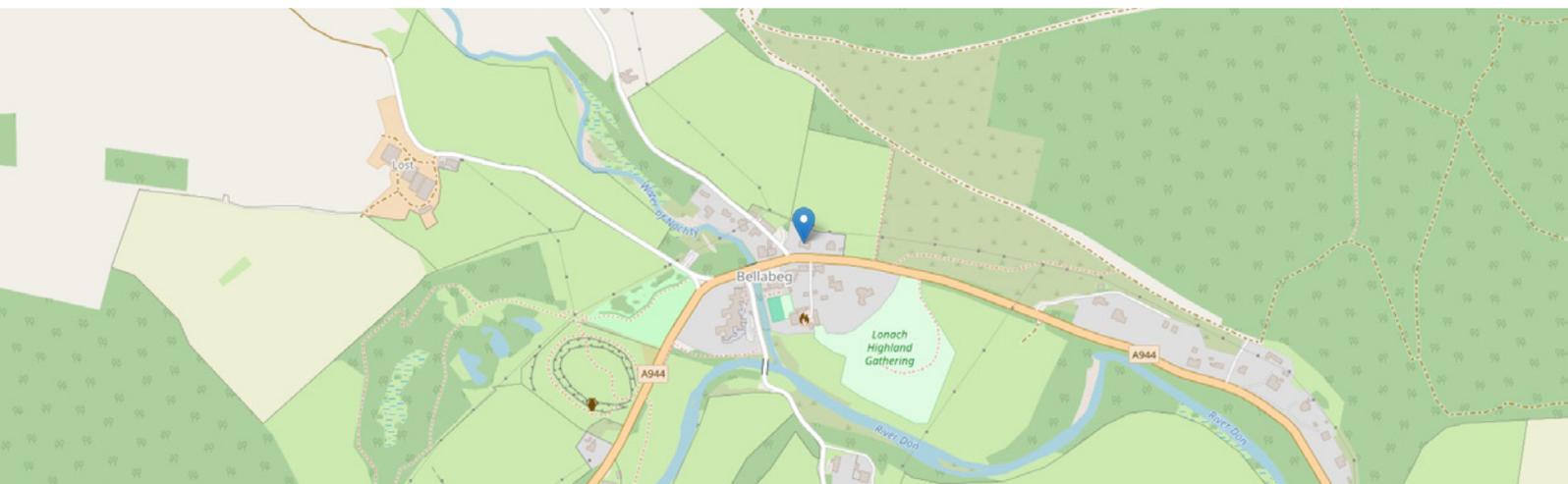
Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	5.50m (18'1") x 3.80m (12'6")
Utility	3.60m (11'10") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bathroom	4.20m (13'9") x 1.90m (6'3")
Sitting Room	4.20m (13'9") x 3.50m (11'6")
Shower Room	3.10m (10'2") x 2.40m (7'11")

Bedroom 2	4.60m (15'1") x 3.70m (12'2")
Bedroom 3	5.90m (19'4") x 4.10m (13'5")
Study	4.60m (15'1") x 3.70m (12'2")

Gross internal floor area (m<sup>2</sup>): 164m<sup>2</sup>

EPC Rating: B

Extras: All fitted floor coverings, blinds, most curtains, and light fittings are included in the sale, other soft furnishings and electrical items are by separate negotiation.



# THE LOCATION

The stunning village hamlet of Bellabeg sits on the North side of the River Don opposite the village of Strathdon and marks the gateway to the Cairngorms National Park. From the property and surroundings, the views are spectacular with rugged hills and pine forests, ideal for the outdoor enthusiast. The surrounding countryside is abundant with leisure facilities such as fishing where the fly fisherman has the Rivers Dee, Deveron, Don, and world-famous Spey all providing excellent salmon and trout fishing. Red deer stalking and driven grouse shooting can be rented on estates in the surrounding area. Numerous leisure facilities are available locally such as horse riding, walking, and cycling with gliding in nearby Royal Deeside. During the winter months, skiing at Glenshee and the Lecht are within easy reach.





The amenities in Bellabeg include a Spar shop, a village hall, and a green where the famous annual Lonach Highland Gathering and Games are held, steeped in history, the gathering has been one of Scotland's most iconic traditional summer events and for nearly 200 years, people from all over the world have been coming over the Aberdeenshire hills to Bellabeg Park to attend and participate in the Highland Gathering and Games.

The village opposite Strathdon is well-served by many amenities which include a local GP Surgery, a shop, a Post Office, and a primary school. Secondary schooling is available nearby in the town of Alford, located fifteen miles to the east, and provides a more comprehensive list of local amenities including shops, a library, a health centre, a swimming pool, an eighteen-hole golf course, two museums, and primary and secondary schooling.

Aberdeen City is approximately 41 miles East on the A944 and offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt the south and beyond.



  
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