

Crooksmill,

Keith,

AB55 6QQ



Offers Over £450,000

Located on the outskirts of Keith is this substantially sized grade 'B' Listed Family Home which also benefits from a spacious 1 Bedroom Annexe. The property provides roomy accommodation and still retains some fine original features of the former mill. With the added benefit of the separate annexe accommodation this would lend itself for families with elderly parents, teenager accommodation or as an Air B&B.

Features

A Unique and Substantially Detached Property with a spacious 1 Bedroom Self-Contained 1 Annexe

Former Mill

5/6 Bedrooms, 2 En-Suites and 2 Bathrooms



A Unique and Substantially sized 5/6 Bedroom Detached Property with a spacious 1 Bedroom Self-Contained Annexe
Former Mill
5/6 Bedrooms, 2 En-Suites and 2 Bathrooms
Overlooking a small burn
Double Glazing
Oil Central Heating

Located on the outskirts of Keith is this substantially sized grade 'B' Listed Family Home which also benefits from a spacious 1 Bedroom Annexe. The property provides roomy accommodation and still retains some fine original features of the former mill. With the added benefit of the separate annexe accommodation this would lend itself for families with elderly parents, teenager accommodation or as an Air B&B.

Accommodation comprises a Reception Hallway, Ground Floor W.C Cloakroom, Lounge with wood burning stove and featuring the former mill stones, Dining Room / Guest Bedroom, Kitchen / Diner and a Utility Room. The 1st Floor comprises a Landing, En-Suites to Bedrooms 1 & 2, 3 further Double Bedrooms and 2 Bathrooms.

The Annexe Accommodation has its own Private Entrance Door, a reception Hallway, an Open Plan design Lounge Kitchen and Dining Room, a Double Bedroom, Bathroom and a Rear Hallway area.

Entrance to the Property is via wood front door leading to:

Reception Hallway – 18'7" (5.66) x 11'2" (3.40)
A spacious entrance with recessed ceiling lighting
Mains smoke alarm
Double glazed windows to the front
A traditional cast iron design radiator
An open tread staircase leads up to the 1st floor accommodation
Oak flooring

The initial part of the hallway doors lead to the Kitchen / Diner and Utility Room.

The 2nd part of the hallway doors lead to the Ground Floor W.C Cloakroom, Lounge, Dining Room/Guest Bedroom and internal access to the Garage.

Ground Floor W.C Cloakroom – 8'2" (2.49) x 6'5" (1.94) max
Recessed ceiling lighting
Heated towel rail
A 2-piece suite comprising a Heritage wash basin
W.C with a high cistern
Oak flooring

Lounge – 22'3" (6.77) x 18'7" (5.66)
Retaining the original mill stones as a superb feature of the room
Recessed ceiling lighting
Double glazed windows to the rear and side
2 traditional cast iron design radiators
A wood burning stove is positioned to one corner of the room
Oak flooring

Dining Room / Guest Bedroom – 14'10" (4.52) max x 12'9" (3.88) max
Currently used as a guest bedroom with room was formally used as a dining room
This particular room has the feature of a staircase and door which leads out onto a terrace seating area which overlooks the burn
Recessed ceiling lighting
Double glazed window
Traditional cast iron design radiator
Oak flooring

Kitchen / Diner – 18'6" (5.64) max x 17'2" (5.23) plus door recess
Recessed ceiling lighting
Double glazed windows to the front and side
Traditional cast iron design radiator
A recessed brick surround feature to accommodate a free-standing cooker within (Everhot Cooker is not included within the sale price)
Granite design work surfaces and twin sink with mixer tap
Integrated appliances include a fridge/freezer, dishwasher and combination oven/microwave
Oak flooring
A side entrance door leads out to the gardens

Utility Room – 8'10" (2.69) plus cupboard space x 8'2" (2.49)
Recessed ceiling lighting
Double glazed window to the front and side
Traditional cast iron design radiator
Fitted base unit with butchers block work surface and Belfast design sink
A cupboard housing the hot water tank
Space to accommodate a washing machine
Oil fired boiler located to one corner
Oak flooring

1st Floor Accommodation

Landing – 12'1" (3.68) max x 13'11" (4.23)
Recessed ceiling lighting
Velux windows fitted with rain sensors
Oak flooring

Bedroom One with En-Suite Bath/Shower Room – 15'2" (4.62) x 14'2" (4.32)

Recessed ceiling lighting

Loft access hatch leads to a floored loft space fitted with lighting

Double glazed window to the side aspect and rear

2 traditional cast iron design radiator

Fitted wardrobe and drawer space

Oak flooring

En-Suite Bath / Shower Room – 16' (4.88) max into door recess area x 10'3" (3.12)

Recessed ceiling lighting

2 double glazed Velux windows with integral blinds

Heated towel rail

Traditional cast iron design radiator

Shower cubicle enclosure with wet wall finish within and mains shower

Wash basin and W.C with a high cistern

Double ended bath with a cast iron effect outer finish with mixer tap and hand shower fitting

Laminate flooring

Bedroom Two with En-Suite Shower Room – 14'11" (4.55) x 14'1" (4.29) max

Recessed ceiling lighting

Double glazed window to the front and side aspect

2 traditional cast iron design radiator

Fitted wardrobe

Oak flooring

En-Suite Shower Room – 14'1" (4.29) x 6'3" (1.89)

Recessed ceiling lighting

Velux window with rain sensor

Heated towel rail

An 'easy access' design shower cubicle enclosure with wet wall finish within and twin shower

Wash basin and W.C with a high cistern

Double ended bath with mixer tap and hand shower fitting

Bedroom Three – 14'2" (4.32) x 11'2" (3.40) max

Recessed ceiling lighting

Double glazed window to the side

Traditional cast iron design radiator

Fitted wardrobe with drawer space

Oak flooring

Bedroom Four – 14'2" (4.32) x 11'2" (3.40)

Recessed ceiling lighting

Double glazed window to the side

Traditional cast iron design radiator

Fitted wardrobe with drawer space

Oak flooring

Bedroom Five – 13'11" (4.23) x 10'3" (3.12)

Recessed ceiling lighting

Loft access hatch with ladder leading to a roomy floored loft space with lighting

Double glazed window to the front

Traditional cast iron design radiator

Oak flooring

Bathroom One – 11'2" maximum (3.40) x 8'2" (2.9)

Situated in between Bedrooms 1 & 3

Recessed ceiling lighting

Velux window with rain sensor

Heated towel rail

Wash basin

Free standing bath with telephone mixer tap & hand shower fitting

High cistern WC

Shower cubicle enclosure with wet wall finish & mains shower within

Oak flooring

Bathroom Two – 11'2" (3.40) x 8'3" (2.51)

Situated in between Bedrooms 2 & 4

Recessed ceiling lighting

Velux window with a rain sensor

Heated towel rail

Wash basin

WC with a high cistern

Free standing bath with telephone style mixer tap & hand shower attachment

Shower cubicle enclosure with mains shower & wet wall finish within

Oak flooring

Gardens

The property benefits from a paved seating area to the side of the property with views down to the burn. A paved staircase leads down to further seating area over looking the burn with a garden pond.

The garden continues with an enclosed chicken/duck run area, this will remain but the hen houses will be removed.

To the side of the Garage is a vegetable area with raised beds

Garage and Parking

A double gated entrance leads to a gravelled driveway which provides parking for several vehicles. A single garage is to one side with double doors and a separate single door for entry. The garage can also be accessed internally from within the property.

Annexe Accommodation

The annexe benefits from its own private entrance to the side of Crooksmill, this provides a spacious and roomy 1 Bedroom Annexe and still retains some of the original former mill workings within. This makes ideal accommodation for grandparents, teenage children or to be used for Air B&B.

Access is via a Front Entrance Door which leads in to the Entrance Hallway

Hallway – 29'1" (8.85) x 9'1" (2.76)
Ceiling light fitting & 2 wall mounted light fittings
Mains smoke alarm
Double glazed windows to the rear aspect
Tiled flooring

A sliding door leads in to the Open Plan Living Space which houses the former workings of the Mill

Open Plan Lounge, Kitchen & Dining Area – 37'11" (11.54) x 18' (5.49)
Spider design ceiling light
Solid wood worktop with a fitted base unit & cupboard space
Single circular sink with a mixer tap
Space to accommodate a dishwasher, fridge & a drinks fridge

The room continues with the Dining Area & a Lounge Area

Spider design ceiling lamp
Mains smoke alarm
2 double radiators
Double glazed window
Tiled flooring

A door leads in to the Bedroom

Bedroom – 18'1" (5.51) x 18' (5.49)
Ceiling light fittings
Mains smoke alarm
Double glazed window
Wood burning stove to one corner
Double radiator
Flooring

Bathroom – 7'7" (2.3) x 7'10" (2.38)
Pendant light fitting
Cast iron design radiator
Pedestal wash basin & WC
Tiled flooring

Please note that the tin bath that is currently in place will be removed and is not staying as part of the sale.

Rear Area - 7'10" maximum including staircase area (5.43) x 17'5" (5.31) + 15'3" plus recess (4.64) x 11'6" (3.5)

To the rear of the main annexe accommodation there is a further area with staircase
A double radiator and tiled flooring

Council Tax:
Currently Band G

Note 1

All fitted blinds, floor coverings and light fittings are to remain. Please note that the tin bath that is currently in place will be removed and is not staying as part of the sale.

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

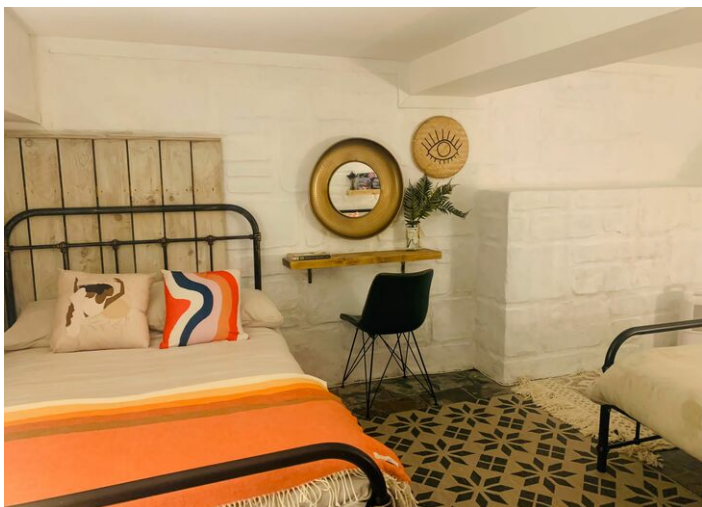
We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.

**Energy Performance
Rate**

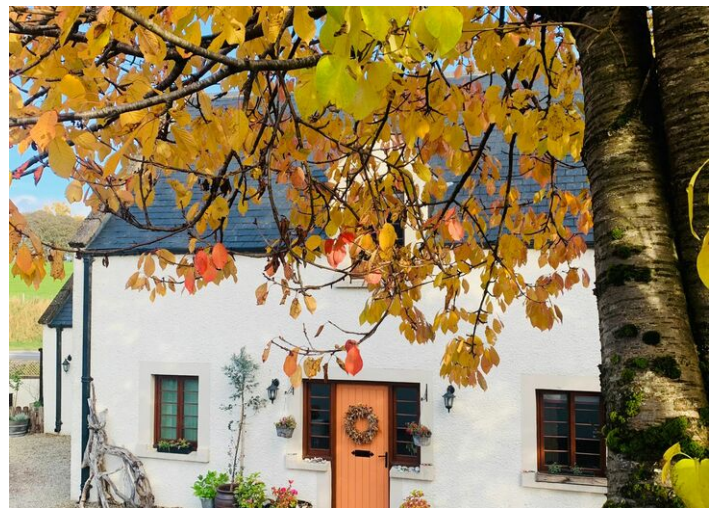
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Important Notice

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The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

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