

# Kingswell

Boyndie, Banff, AB45 2AJ



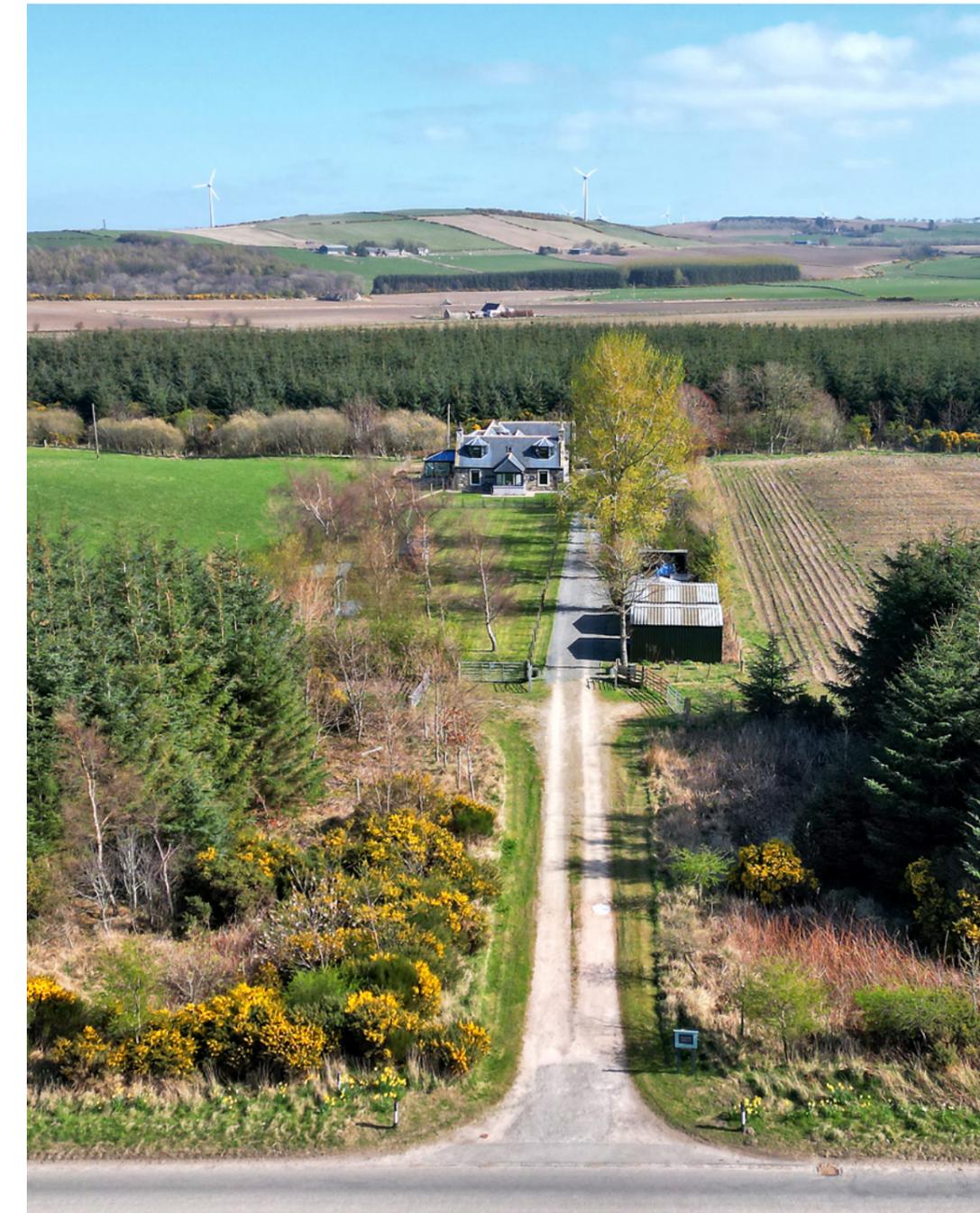
**McEwan Fraser Legal**  
Solicitors & Estate Agents



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Kingswell is a six-bedroom, four-bathroom detached traditional stone and slate farmhouse circa 1900 situated in a private rural location set well back from the A95 Banff to Huntly road. The current owners, during their tenure, have carried out a meticulous renovation and upgrading of the property with no expense spared, with the use of skilled professional trades personnel, quality materials, fixtures and fittings being evident throughout this stunning property.

Further benefiting from a new modern kitchen, new bespoke bathrooms and a large conservatory, further benefiting from immaculate neutral décor, double glazed windows and a dual heating system comprising either oil-fired central heating or wood or both as required. This truly is an exceptional property and must be viewed to fully appreciate the quality, the location and the size. You will not be disappointed.





# Kingswell

The versatile living accommodation consists of a front porch, which in turn leads to the welcoming hallway and all accommodation. There are two principal rooms at the front of the property. The main lounge with dual aspect windows is flooded with natural light; the other lounge currently being used as a snug, both have wood burning stoves adding that touch of grandeur.





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The heart of the property is an open-plan kitchen, dining and family area. The immaculate kitchen is integrated with quality appliances, with multiple wall and base mounted units and a central island. Access to the new conservatory is from the kitchen and then to the gardens. An extensive utility room/laundry room and a centrally located family shower room complete this part of the property.



## KITCHEN & CONSERVATORY





# Kingswell

A carpeted staircase with a wooden balustrade leads to the upper floor, where you have a centrally located family shower room and three double bedrooms, one of which has a large dressing room, and all have fantastic views of the countryside.





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The lower part of the property has been cleverly designed to be utilised for a number of purposes and offers huge potential for extended family living, self-catering holiday let or Air B&B. This part of the accommodation has recently been fully refurbished, consisting of a vestibule to the hallway, currently set with three double bedrooms, a centrally located family bathroom with roll top bath, and a master bedroom with en-suite shower room.

One of the bedrooms is currently being used as a gym. In addition, there are ample storage cupboards and wardrobes throughout the property.





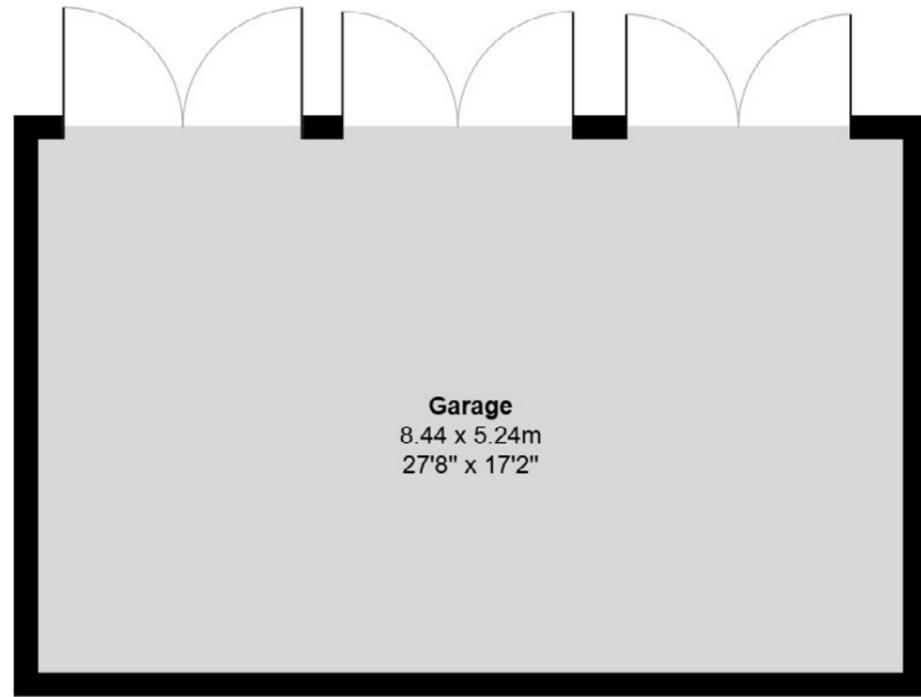




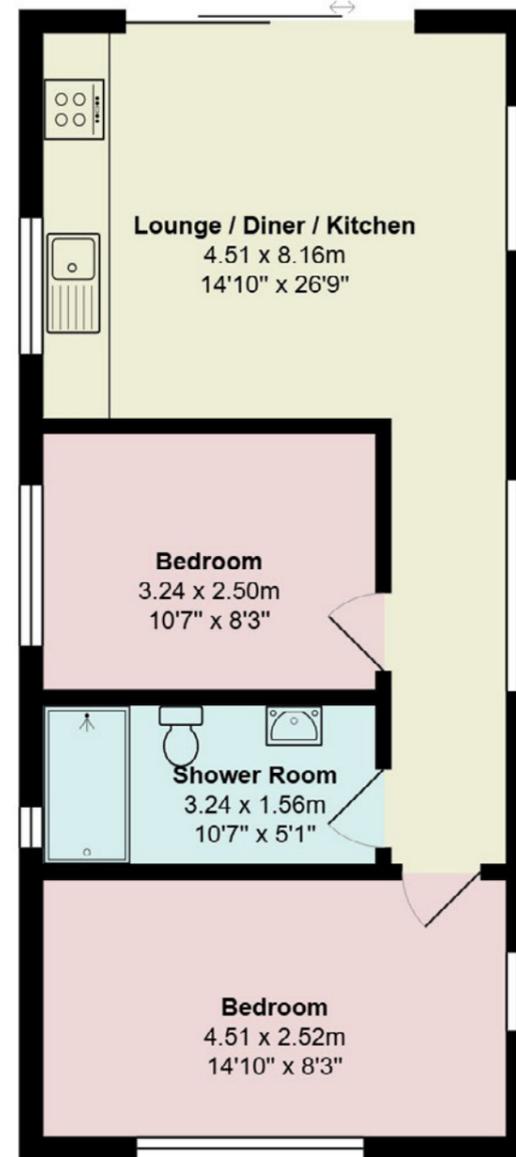
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The modern chalet was completed in 2023 and is a fantastic addition to this already extensive property, fully self-contained, a perfect holiday rental or fantastic for the extended family living. This accommodation comprises a spacious open-plan lounge and kitchen dining area with patio doors onto a small porch, two double bedrooms with a centrally located shower room, and immaculate décor with a modern, efficient electric heating system. Note: The chalet is connected to its private drain and septic tank.

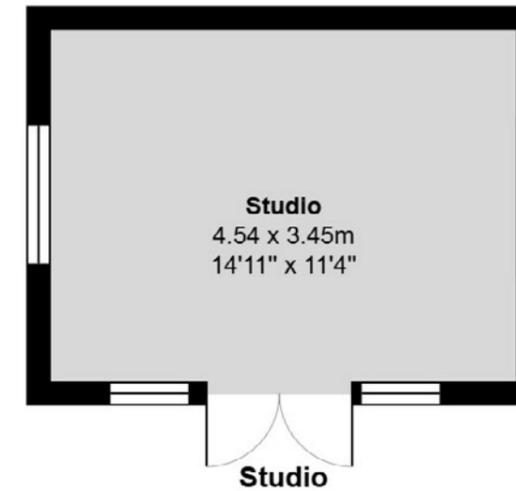




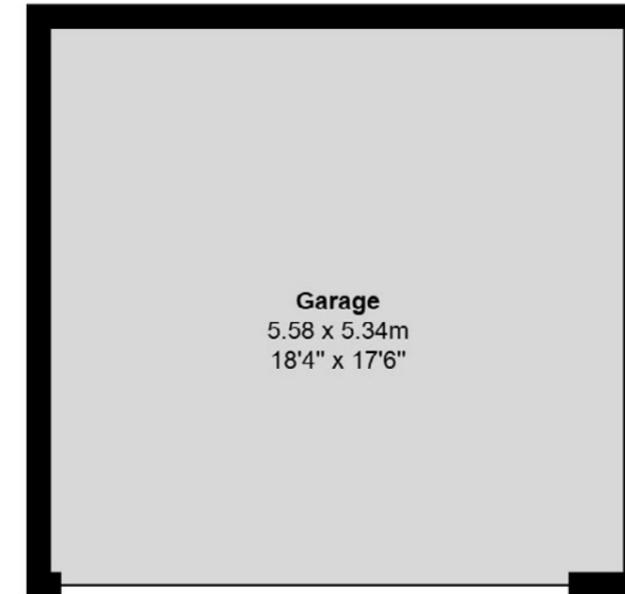
Garage



Kingswells Cottage



Studio



Garage



Workshop

PROPERTY DRONE VIDEO CAN BE VIEWED [HERE](#)



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The grounds and gardens extend to approximately 2 acres and are surrounded by a boundary fence and are subdivided into different areas, laid mostly to grass. The garden areas contain a variety of plants, shrubs and young trees, with mature trees on the borders providing further privacy. Several external sitting areas throughout the garden are perfect for enjoying the sun while alfresco dining, and most of the large garden area is secure for pets and children. Garages and outbuildings consist of a triple car detached garage located at the side of the house, of timber construction (Oak and Siberian Larch), with a tiled roof and concrete flooring. The summer house is a further recent addition, currently used as an art studio, self-contained with its own water and electricity supply.

There is also an open carport for three cars located at the side of the house, of timber construction, with a profiled metal-clad roof. In addition, there are two separate double car garages/workshops located at the start of the drive, of steel frame and profiled metal clad construction, both have power and light.





# THE STUDIO



# THE EXTERIOR





# Location

Kingswell is located in a private rural location with views of the countryside, but only a short drive to the Moray Coast where you will find some spectacular beaches and coastline, Sandend, Boyndie and Cullen, all of which have acres of sand and rugged coastline where you will find an abundance of wildlife.

The Moray Coast is renowned for having a relatively mild climate, with numerous leisure facilities available in the area, including a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short distance from the property.



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Approximately four miles north is the picturesque seaside town of Portsoy, dating from the 17th century, a historic little place with some spectacular scenery in and around the town, including Durn House, Loch Soy and its harbour and marina.

All the normal facilities one would expect can be found locally in Portsoy, including pre-school and primary schooling. Secondary schooling facilities are available in the nearby larger towns of Buckie and Banff, both of which provide a wide variety of local shops, major supermarkets, NHS health centres, post office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival.

A comprehensive East Coast bus network also operates through the town of Portsoy. The East Coast rail network operates from Huntly.



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