

Donniemaud Farmhouse

CORNHILL, BANFF, ABERDEENSHIRE, AB45 2BD



*STUNNING 5 BEDROOM FARMHOUSE IN A
PICTURESQUE RURAL LOCATION*



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McEwan Fraser is delighted to give you the opportunity to acquire this absolutely stunning detached five-bedroom property situated in a picturesque rural location, minutes from the quaint and quiet village of Cornhill. The present owners during their tenure have renovated, modernised and upgraded to an exceptional standard with the use of professional trade persons evident at every turn.

A wealth of original features such as high ceilings with magnificent cornices and ceiling roses, pitch pine-paneled doors and high skirting boards to name but a few have been retained. Recent upgrades include a spacious kitchen/diner, two new bathroom/shower rooms, new floor coverings throughout and a total redecoration in a clean crisp neutral tone.

The property consists of a conservatory/sun room, an elegant hallway with turning stairs, a spacious lounge with a bay window, a kitchen/diner with all new integrated quality appliances, a formal dining room with feature-length windows that flood the room with natural light, study/bedroom 5, family bathroom, ironing room and utility room.

Donniemaud Farmhouse





dining room







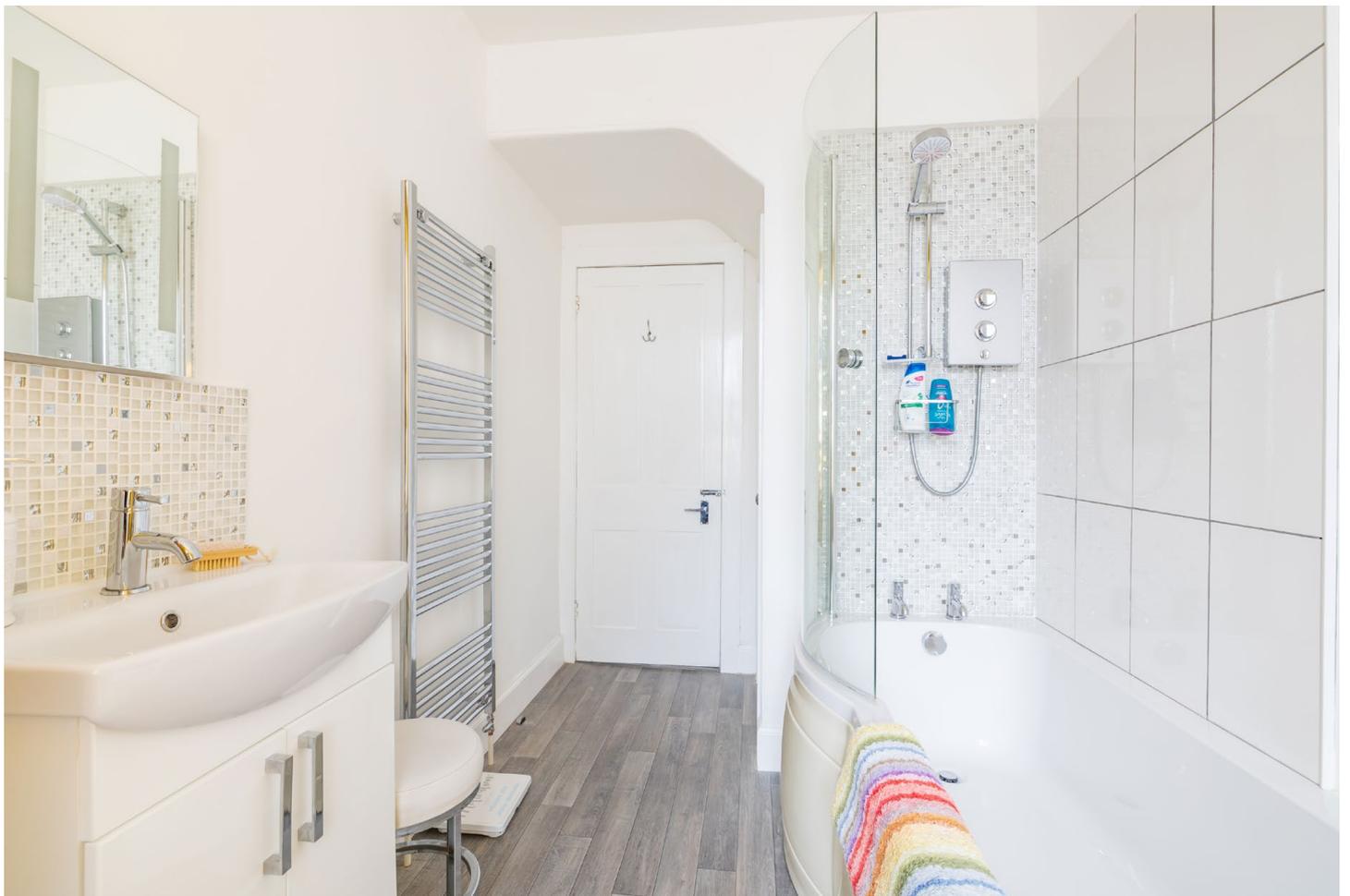
study/bedroom 5



IRONING ROOM

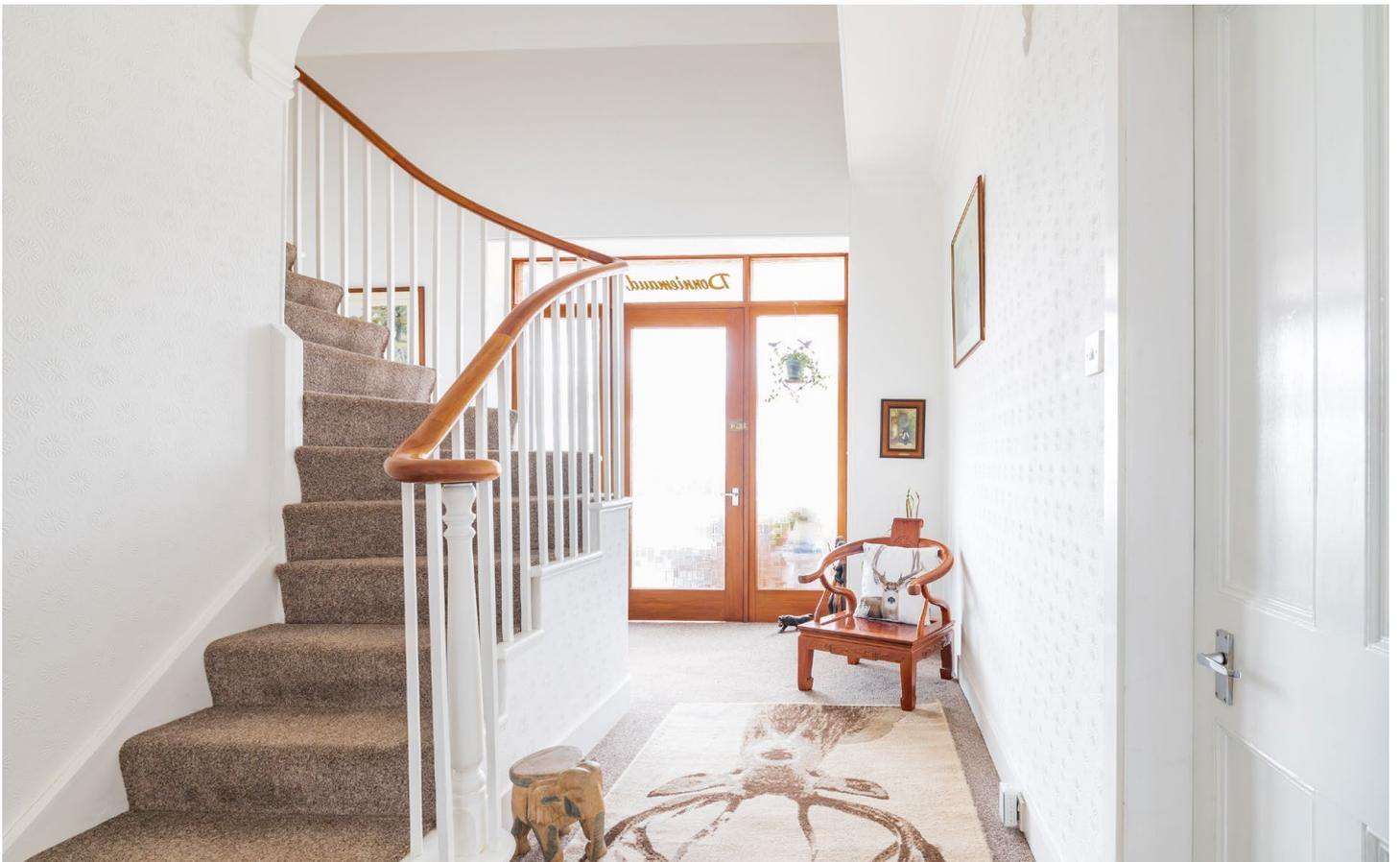


UTILITY





On the first floor, there is a very spacious master bedroom, a shower room, and three further bedrooms, all of which have fitted wardrobes or cupboards. The property is presented to the market in an immaculate walk-in condition with generous room sizes; double glazing and oil-fired central heating.





bedroom 1





bedroom 2





bedroom 3





bedroom 4







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	8.00m (26'3") x 3.20m (10'6")	Garage	6.20m (20'4") x 3.80m (12'6")
Lounge	5.80m (19') x 4.30m (14'1")	Bedroom 1	6.60m (21'8") x 2.80m (9'2")
Dining Room	4.80m (15'9") x 3.60m (11'10")	Bedroom 2	4.40m (14'5") x 3.12m (10'3")
Study/Bedroom 5	5.46m (17'11") x 3.80m (12'6")	Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Sun Room	6.30m (20'8") x 2.60m (8'6")	Bedroom 4	3.60m (11'10") x 3.12m (10'3")
Utility	3.20m (10'6") x 2.30m (7'7")	Shower Room	4.11m (13'6") x 1.30m (4'3")
Bathroom	3.50m (11'6") x 1.80m (5'11")		
Ironing Room	3.20m (10'6") x 1.90m (6'3")	Gross internal floor area (m ²): 230m ²	
Boiler Room	2.50m (8'2") x 1.50m (4'11")	EPC Rating: E	



This original farmhouse with its substantial accommodation, mature gardens and country location, will make a superb family home for a young family with room to grow and would suit the extended family.

There is gated parking for several vehicles at the side of the property and in front of the double garage which has power and light.

The extensive gardens are fenced and laid mostly to lawn with sporadic planting of mature shrubs, plants and seasonal flowers with mature trees scatter around the boundaries. The garden is a safe environment for children and pets alike, with several areas that are perfect for entertaining, enjoying the sun and some al-fresco dining. Property is serviced with mains electricity and water with oil fire central heating and private drains to a septic tank and soak away.

Early viewing of this property is highly recommended.







Donniemaud farmhouse is located in a picturesque rural location approximately one mile from the tranquil village of Cornhill, which can trace its origins back to the 7th century, with the nearby Castle of Park being built in the 16th Century. The village and surrounding area are well known for their beautiful gardens that are awash with colour in the summer. Within the village, there is a garage and church.

A short drive and you are at the local primary school of Ordiquhill. Continue North East on the A95 for a short distance and you will stumble across some of the most talked-about beaches on the Moray Firth coast, Sandend and Cullen to name but a few. There you can find yourself completely alone with acres of sand stretching out in front of you

The Moray Firth is renowned for having a relatively mild climate, and the angler really is spoilt for choice with the River Deveron and Spey, beaches, rugged coastline and sea angling. There are numerous leisure facilities available, including a multitude of immaculate 18-hole golf courses. Duff House Royal and the famous Royal Tarlair which are both located in the popular seaside towns of Banff and Macduff.

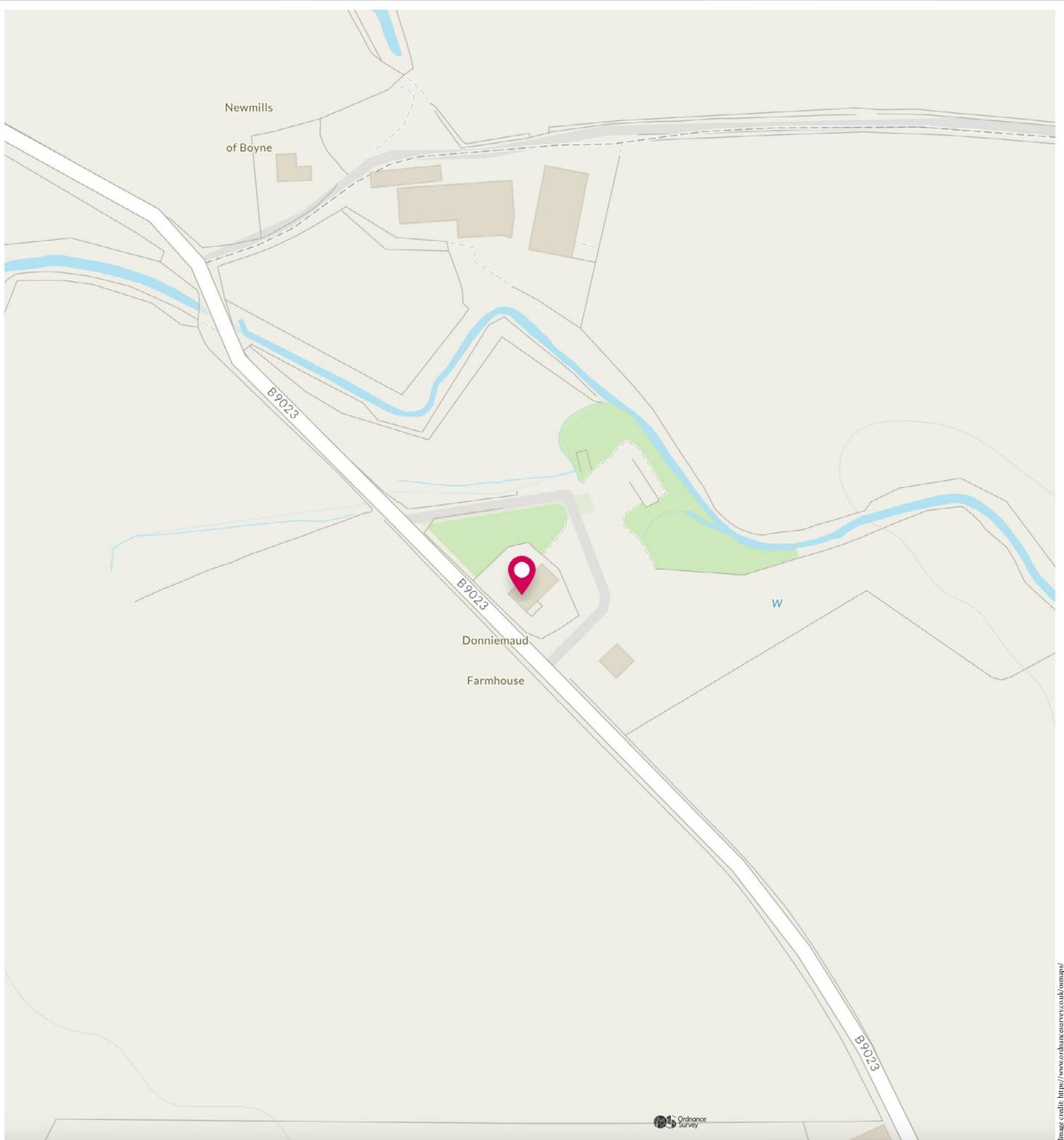


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