



THE DUTCH BARN,
WARDHOUSE, INSCH
AB52 6YL

OFFERS OVER £375,000
HOME REPORT VALUATION £380,000

peterkins



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- 4 Bedroomed Detached Contemporary Dwellinghouse
- Spacious open living accommodation
- Peaceful and idyllic setting with unspoilt views
- Oil Central Heating with underfloor heating throughout and Danish Double Glazing throughout
- Solar Panels
- Danish Wood Burning Stove
- Large Front and Rear Garden Areas with decking and parking spaces for ample cars

Viewing by appointment only
telephone Mr Forrest on
07779 095003 or Peterkins on
(01466) 799352

EPC: C

Description: We are delighted to offer for sale this award winning dwellinghouse, situated on the Wardhouse Estate. The property was originally a Dutch Barn but has been lovingly converted to a modern, striking family home. This design is unique in that there is a main residence and a separate building accessed by a covered entrance that was originally designed as a pool room with a small exercise pool (Endless Pools), it is meantime used a guest accommodation making a fourth bedroom, shower room and store. The interior lay out benefits from the beautiful views over the surrounding countryside through the large Danish double glazed windows and the open plan living area enjoying sunshine from early morning until the sun sets in the evening to the north over Gartly Moor. Early viewing is highly recommended to see all this property has to offer.

Location: The Dutch Barn is located approximately 4.2 miles from the Village of Inch. Inch is located approximately 14 miles from Huntly and 11 miles from Inverurie and is within commuting distance of Aberdeen, being less than an hour's drive on the A96. There is also a train station which runs regular services to Aberdeen which takes between 35 and 40 minutes. The village has been thriving in recent years and now boasts a variety of local amenities including a leisure centre which holds a variety of classes, Indian restaurant, shops, pub, chemist and bakery.

Directions: Leaving from Huntly travel on the A97 towards Rhynie. Follow the road for approximately 5 miles and turn left signposted "Inch" (B9002). Follow this reaching the village of Kennethmont. Continue on this road through the Village and take the first track on the left hand side, before taking the first right, clearly identified by a Peterkins For Sale Sign.

Entrance: Front door access from the covered entrance decking which gives access to accommodation, including the family shower room, Open plan Living and Dining Kitchen.

Open Plan Living room/Dining Kitchen:

Living Room (7m x 5.98m): Open plan living room, dining room and kitchen providing spectacular views over the surrounding countryside from the large Danish double glazed windows and patio door. The patio door leads to a covered timber decking area which enjoys unspoilt views of the garden and the surrounding area. The centre wall of the room has a modern Danish wood burning stove providing extra heat and warm glow to the room as well as having the underfloor heating. There is a balcony overlooking the sitting room which is accessed by a wooden ladder, this is meantime used as a storage area. Open plan to the kitchen. There are doors leading to the utility room and the bedrooms.

Kitchen: (3.90m x 3.15m) Fully fitted base units with breakfast bar; stainless steel sink unit with mixer tap; built in double oven, electric hob and cooker hood. There is a glass partition separating the kitchen from the hall.

Utility Room: Fitted wall and base units, built in wine rack; large larder cupboard; sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; glass panel door to the front.

Master Bedroom with En-Suite: (4.58m x 3.81m)

There is an integral sliding door from the front hall to a further hallway with open storage shelves and a cupboard, which in turn leads to the bedroom and en-suite, this has been creatively designed so that the en-suite shower room is accessible without going through the bedroom. Double Bedroom with built in wardrobes covering the whole width of the wall.



Bedroom 2: (4.60m x 3.57m)

Double bedroom with built in cupboard, this room is meantime used as an office; integral sliding door access from sitting room; door leading to the hall.

Bedroom 3: (4.80m x 3.67m)

Double bedroom; dual aspect window; patio doors leading to the covered timber decking area. This room is meantime used as an office.

Shower Room: Shower cabinet with large shower tray, wash hand basin and toilet.

Bedroom 4/Pool Room: (5.32m x 5.28m)

This is separate from the main house which is ideal for guests staying over, although this feels part of the main residence it is across the covered entrance deck to its own entrance door. This was originally planned to have an exercise pool (Endless Pools) and has a suspended floor which could be adapted to accommodate this amenity if wanted. This room is currently used as a guest bedroom which the purchaser can use as desired; internal doors leading to the shower room and large store room; external door leading to the timber decking area.

Store: (5.70m x 3m) Spacious storage area.

Outside:

The garden, decking and patio provide magnificent views towards the east is Dunnydeer and Bennachie and to the west is Tap o' Noth and the Buck of Cabrach. The covered decking situated outside the sitting room enjoys sunshine from early morning until it sets over Gartly Moor in the evening to the northwest. The front garden with views towards Dunnydeer is set out in grass with log sheds. There is also an off road parking area with ample space for multiple cars.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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