



BENTS FARMHOUSE,
WHITEHOUSE, ALFORD

OFFERS AROUND £309,000

peterkins



**BENTS FARMHOUSE
WHITEHOUSE
ALFORD
AB33 8EY**

Offers Around £309,000

- 4 bedroom detached farmhouse
- Scenic country location with open views
- Spacious living and bedroom accommodation
- Well-presented throughout
- 2 Public Rooms, 4 Bedrooms and 2 Bathrooms provide a good balance of accommodation
- Oil central heating and double glazing
- Parking
- Large enclosed garden
- Good commuter base

Viewing by appointment only
please contact Peterkins on
(01467) 672800

Description: We offer for sale this stunning detached Farmhouse in the picturesque hamlet of Whitehouse. The property is located on the edge of the Village of Alford, enjoying open countryside views to the front and rear along with lots of original features which adds character to this lovely family home. The property is extremely spacious with accommodation over two floors, the ground floor comprises of an entrance porch, hallway, dining kitchen, pantry, utility room, lounge, shower room, study/storage cupboard, family room and sun room. The upper floor comprises of a generous landing, family bathroom and four bedrooms. The property also benefits from a large garden at the rear and parking for several cars to the front. Viewing is highly recommended to appreciate the extremely spacious accommodation throughout and also the lovely views this property has to offer.

Location: The village of Alford is located some 26 miles from Aberdeen with a journey time of approximately 40 minutes. The village has a good range of local shops, a post office, banks and a brand-new primary and secondary school. Located in the heart of Upper Donside, there are excellent sporting facilities at hand including a dry ski slope, swimming pool, golf course and Haughton Country Park, Alford is also an ideal commuter base for Aberdeen, Inverurie and the industrial estates of Westhill, the new Prime Four site at Kingswells, Bridge of Don and Dyce.

Directions: Travelling from Aberdeen take the main A944 to Alford. After passing through the small hamlet of Whitehouse, continue along and exit left just before the bus stop. The property is located a short way along on the right hand side, indicated by our For Sale sign.

Entrance porch: 13'9" x 5' (4.19m x 1.52m) Entered at the front of the property through a part glazed door, a good sized room with windows to the front and side. Ceiling light fitment; wood effect flooring. Wooden door into main hallway.

Hallway: Bright and welcoming hallway giving access to the dining kitchen, lounge, inner hallway and staircase to the upper floor. Wall light fitments; smoke alarms; wooden flooring with fitted runners.

Kitchen Diner: 21'3" at widest x 13'5" at widest (6.47m x 4.08m) Generous dining kitchen with ample space for a large dining table and chairs. Oil fired Aga range cooker built in with wooden mantel and splashback tiling. Recess fitted with shelving. Fitted with a range of base and wall units with coordinating worktops and splashback tiling. Stainless steel one and a half bowl sink with drainer and hose mixer tap. Appliances remaining include SMEG fridge freezer, dishwasher and washing machine. Wood paneling to dado height. Front facing window with roman blind. Ceiling light fitment; television point; tiled floor with wooden flooring. Door into pantry.



Pantry: 11'8" x 3'1" (3.55m x 0.93m) Pantry style room with fitted shelving. Ceiling light. Door into utility room.

Utility room: 12'9" x 5'9" (3.88m x 1.75m) Housing the central heating boiler and a great storage room with ample space for additional appliances. Fitted shelving; ceiling light; window; tiled flooring.

Lounge: 14' x 13'2" (4.26m x 4.01m) Beautifully presented lounge located to the front of the property with feature stone wall and open fire with solid oak beam above. Recessed space for log storage. Window with curtains and open views. Ceiling light fitment; smoke alarm; television and telephone points; wooden flooring.

Inner hallway: This hallway gives access to the shower room, study/storage cupboard and family room which then leads onto the sun room. Glazed door opens out to the garden. Ceiling light fitment; smoke alarm and wooden flooring.

Storage cupboard/Study: 8'11" x 5'11" (2.71m x 1.80m) Good sized room that would suit a home office or additional storage space. Benefitting from light, telephone point and wooden flooring.

Shower room: Fitted with a toilet, vanity wash hand basin with mirror above and a separate aqua paneled shower enclosure with electric Mira shower head. Downlights; shaver point; extractor; heated towel rail and vinyl flooring.

Family room: 16'2" x 15'10" (4.92m x 4.82m) A spacious and bright well-presented room located to the rear of the property and with feature wood burning stove set on a slate hearth with brick inset. Side facing windows with roman blinds along with glazed door and panel into the sun room allowing in ample natural light. Ceiling and wall light fitments; smoke alarm; television point and wooden flooring. Door into sun room.

Sun room: 15'10" x 6'4" (4.82m x 1.93m) This versatile room benefits from large windows on two sides providing amazing views over the rear garden and beyond. Velux windows; downlights; wall light fitment and wooden flooring.

Stairs to upper floor: Carpeted staircase leads to the upper floor landing and gives access to the four bedrooms and family bathroom. Spacious landing with three Velux's; downlights; smoke alarm; consumer unit and open reach telephone points. Airing cupboard housing the hot water tank with shelving and room for storage.

Bedroom 2: 13'10" x 11'6" (4.21m x 3.50m) A good sized double bedroom located to the front of the property, window providing open countryside views. Downlights and wooden flooring.

Bedroom 3/Playroom: 13'1" x 11'6" (3.98m x 3.50m) Currently used as a playroom but has ample space for a double bed along with a range of free standing furniture. Window with curtains overlooking the front with open countryside views. Downlights and wooden flooring.

Bathroom: The family bathroom comprises of toilet, oval counter top wash hand basin and bath with glass screen, rainfall shower and handheld combo. Room tiled to dado and full height around bath area. Fitted shelving with shaver point and heated towel rail. Opaque window; downlights and extractor fan.

Nursery/bedroom 4: 11'1" x 6'3" (3.37m x 1.90m) Built in carpeted steps with handrail up to area for cot bed. Window to the side with roller blind. Downlights and wooden flooring.

Master bedroom: 13'9" x 12'11" (4.19m x 3.93m) Spacious master bedroom located to the rear of the property with amazing views through the feature arch window along with two side facing windows fitted with roman blinds. Ample space for a double bed along with a range of freestanding furniture. Built in double door wardrobe with fitted shelving and hanging rails. Downlights; television point and carpet.







Outside: Stone chip driveway providing parking for several cars at the front of the property. Area of enclosed garden laid with stone chips. Wooden gate gives access into garden. At the rear, there is a large garden which is fully enclosed and mainly laid to lawn with borders of established trees and bushes. Area of patio to the side ideal for al fresco dining and entertaining. Rotary clothes dryer. Outside lighting.



Do you want the best mortgage for you?

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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.