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LYNTURK CHURCH
ALFORD, AB33 8HT

OFFERS OVER £275,000
HOME REPORT VALUATION £290,000

peterkins



Lynturk Church
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- Converted granite Church
- Large Open Plan Lounge, Dining Area and Kitchen
- 3 Double Bedroom
- Bathroom
- Shower Room
- Planning Permission to convert rooms into a 3-Bedroomed dwellinghouse
- Oil Central Heating
- Great commuter base for Alford, Huntly and Aberdeen
- Extensive garden grounds

Viewing contact Peterkins
(01466) 799352

EPC: F

Council Tax Band: D

Freehold

Description: Peterkins are delighted to offer for sale this beautifully converted 19th century granite church nestled in a lovely rural location in the hamlet of Muir of Fowlis, only 5 minutes from the village of Alford. Lynturk Church provides spacious family living set over 2 floors. The property comprises a large open plan Lounge, Dining Area and Kitchen, 3 double Bedrooms, Bathroom and a downstairs Shower Room. The extensive garden grounds (measuring approximately an acre) benefits from a garden mainly laid to lawn with mature and established tree, bushes, shrubs and plants. There are gardens sheds, stick shed and a substantial car park to accommodate a number of vehicles. There are 2 large undeveloped rooms adjoining to the open plan Lounge, Dining Area and Kitchen with planning permission to be converted into a 3-Bedroomed dwellinghouse. This offers potential for independent accommodation for live-in relatives or can be used as a rental property/short term holiday lets. A copy of the planning permission is available on request or on the Aberdeenshire Council website, Planning Reference APP/2023/0183. Early viewing is highly recommended to truly appreciate all that this unique property has to offer.

Location: The village of Alford is located 26 miles from Aberdeen with a journey time of approximately 40 minutes. The village has a good range of local shops, a post office, bank and a 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, Huntly and the Industrial Estates of Westhill, the new Prime Four site at Kingswells, Bridge of Don and Dyce which are approximately 20 minutes away.

Directions: Travelling from Main Street, Alford take the road signposted Kingsford. Follow the road and keep right until you come to a T-junction, turn left. Continue on this road for approximately 1.5 miles and the property will be located on the right hand side clearly indicated by Peterkins for-sale sign.

Entrance: Pointed arch doorway with double wooden doors provide access to the entrance hall which gives access to the open plan Lounge, Dining Area and Kitchen, Shower Room and the stairs to upper floor. Storage cupboard under stairs houses the fuse box and electric meter, radiator with large wall mounted shelf above, coat hooks, ceiling light fitments and flag stones flooring.













Open plan Lounge, Dining Area & Kitchen:
31’ 6’’ x 27’ 8’’ (9.61m x 8.44m)
This spacious room is the heart of this converted church with its 1.5 story ceiling and original features such as the full height cathedral windows with stained glass design above, wooden flooring, metal pillars and paneled balcony front. The room has been divided into 3 different areas. The Lounge comprises a large wood burning stove with a raised tiled hearth, wooden flooring, cast iron radiators, dual aspect windows providing lots of natural light, wood paneled to dado level, built in bookshelf, TV and telephone point, 3 steps to access the Dining Area and Kitchen. The Kitchen benefits from white base units with complementary worktops, tiled splash back, Belfast sink, integrated gas hob, built in oven, extractor fan, space for fridge/freezer and washing machine, tiled flooring, downlights. The Dining Area overlooks the Lounge through the metal railing, space for a large dining table, wooden flooring, ceiling light fitment.

Shower Room: 6’ 7’’ x 5’ 8’’ (2.00m x 1.72m)
3-piece suite comprising built in hand wash basin with storage below and splash back and wall mounted mirror above, WC with storage above, shower area with tiled walls (no shower tray), heated towel rail, window to front, wooden flooring, ceiling light fitment.

Stairs to upper floor: Staircase with original wooden banister lead to the first floor landing which gives access to Bathroom and Bedroom 3 with further 3 steps accessing the bridge leading to Bedroom 1 and Bedroom 2. The spacious landing could be used as a home office/study or as a play area. Window to front with stained glass design above, large decorative ceiling rose, ceiling light fitment, cast ion radiator, frosted integral window to Bathroom.

Bathroom: 12’ 8’’ x 11’ 11’ (3.86m x 3.62m)
Bathroom set in levels with 3 steps down to 3-piece suite comprising freestanding bath, WC and hand wash basin with tiled splash back and deep wooden shelf above, shaver point, window to side with stained glass design above, frosted integral window to landing, wood paneled to dado level, downlights, cast iron radiator, storage cupboard houses the water tank, extractor fan.

Bedroom 1: 13’ 4’’ x 12’ 3’’ (4.07m x 3.73m)
Spacious double Bedroom with integral window overlooking the Lounge, skylight, coving, wooden flooring, radiator.

Bedroom 2: 13’ 3’’ x 12’ 2’’ (4.03m x 3.72m)
Double Bedroom with skylight, integral window overlooking Kitchen, downlights, coving, wooden flooring, radiator.

Bedroom 3: 13’ 3’’ x 12’ 10’’ (4.03m x 3.90m)
Good-sized double Bedroom with built in double bed and storage unit below, ceiling light fitment, coving, wooden flooring, window to side with stained glass design above, radiator.









Outside: Lynturk Church sits on an extensive wrap around garden measuring approximately an acre which is mainly laid to lawn with lots of mature established trees, shrubs, bushes, plants and flowers. There are garden sheds, stick shed and substantial car parking area to accommodate a number of vehicles.

There are 2 large rooms adjoining to the open plan Lounge, Dining Area and Kitchen with planning permission to be converted into a 3-Bedroomed dwellinghouse. A copy of the planning permission is available on request or on the Aberdeenshire Council website, Planning Reference APP/2023/0183.

Room 1: 31' 6'' x 14' 8'' (9.61m x 4.48m)
Spacious room with dual full height cathedral windows with stained glass design above, 1.5 story ceiling, decorative rose window in orange, red and blue design with a decorated plaster frame below, wood paneled to dado level, cast iron radiator, wooden flooring, ceiling light fitments.

Room 2: 19' 3'' x 14' 2'' (5.87m x 4.32m)
Good-sized room with dual aspect windows, wood burning stove with decorative stone surround and tiled hearth, telephone point, high skirting boards, cast iron radiator, ceiling light fitments, wooden flooring, door to rear hall.

Rear Hall: 9' 3'' x 5' 4'' (2.82m x 1.68m)
Wooden rear door with decorative stained glass, window to side, ceiling light fitment, concreate flooring, door to Room 2.

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A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01466 799352. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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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