



MONLETTIE CROFT,
MONTEACH ROAD, METHLICK

OFFERS OVER £530,000

peterkins



Monlettie Croft
Monteach Road
Methlick
AB41 7JS

Offers Over £530,000

- Impressive package ideal for any equestrian enthusiast
- Set on approx. 12 acres
- 4/5 bedroomed dwellinghouse
- 10 paddocks
- Stable block with 5 stables
- L-Shape steading with 2 workshops, 2 stables and car port
- Flood lit riding arena
- Oil central heating and full double glazing
- Beautifully presented and maintained throughout
- Lovely scenic location
- Good commuter base

Viewing by appointment only
please contact 07557 647447

or telephone Peterkins on

(01467) 672800

EPC: E

Council Tax Band: F

Description: We are delighted to offer for sale Monlettie Croft, an impressive package including a 4/5 bedroomed dwellinghouse set on approx. 12 acres with a riding arena, stables and paddocks all ideal for equestrian purposes. The spacious and beautifully presented property accommodation is set across 2 floors, comprising of a Utility room, Kitchen, Bathroom, Family/Dining Room, Master bedroom with ensuite shower room, Lounge and a Playroom/Bedroom 5. Upstairs, there is a large landing, 3 double Bedrooms and a Shower room. Outside, the surrounding gardens is mostly laid to lawn with borders of established trees creating privacy and there is also an Office/Garden Room ideal for remote working. The grounds have been fenced into 10 paddocks with 2 benefitting from shelters, the wooden stable block consists of a feed room, tack/tie up area and 5 stables. Finally, the L-shaped steading also has 2 stables along with 2 generous sized workshops/garages and a car port. Viewing is highly recommended to appreciate all this property package and stunning location has to offer.

Location: In the heart of Formartine this beautiful property is located within a short distance of the lovely village of Methlick. Just 7 miles from Ellon, 11 miles from Inverurie & 24 miles from Aberdeen. This vibrant community offers a village Primary School and Secondary School at Meldrum Academy. There is a wide range of village facilities such as; convenience store, pub, church, vets, cricket ground, football pitch and play park area. With local clubs for scouts, guides, football & cricket. Additional outdoor activities are also available via the Ythan Trail path walk linking Methlick to Haddo House & Haddo Country Park Estate.

Directions: On entering the village the Village of Methlick, continue over the bridge onto Sunnybrae and proceed out of Methlick, heading towards New Deer. Turn right onto Montach Road (Street of Monteach) and proceed along until taking a right onto a private track road which will lead you to Monlettie Croft, as indicated by our For Sale sign.

Entrance/Utility room: A solid door opens into the utility room which is fitted with a worktop and space plumbed for a washing machine. Ceiling lights; skylight window; wood effect flooring and boiler control panel.

Kitchen: 16'5" at widest x 14'11" at widest (4.50m X 4.54m) The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Fitted Island unit to one side providing further worktop space and storage along with space for breakfast bar stools. One and a half bowl grey ceramic sink with drainer and mixer tap. "Neff" appliances include a fridge freezer, dishwasher, oven with electric hob and extractor hood above. Built in pantry style cupboard with fitted shelving. Triple aspect windows filling the room with natural light; downlights; extractor fan and tiled floor.



Inner Hallway: This hallway is open with the family/dining room and leads to the bathroom, playroom/bedroom 5 and the stairwell to the upper floor. Ceiling light; smoke alarm and wood floorboards.

Bathroom: A beautifully presented bathroom with wooden paneling and oak flooring. It is fitted with a toilet, twin sinks set on vanity unit with mirrors and wall light fittings above and steps lead up to a free standing roll top bath. Window; chrome heated towel rail and fittings. Ceiling light and extractor fan.

Cinema Room/Bedroom5: 15' x 10'3" (4.57m x 3.12m) A good sized versatile room that is currently used as a cinema room but can also accommodate a double bed. Feature open stone fireplace and window overlooking the sunny family/dining room. Shelved cupboard with roller blind. Wall lights; television point and carpet.

Family/Dining room: 29'8" x 11'4" (9.08m x 3.45m) Open doorway with glazed panels showcasing stone walls from the hallway into this bright and impressive room providing an amazing sunny space for family gatherings and entertaining. Ample natural light flows into the room through the Velux's, large windows and French doors that look out to the garden. Plenty space for a large dining table and chairs along with a range of lounge furniture if desired. Ceiling lights; pendant lights over table; smoke alarm and wooden floor. Cloak cupboard with coat hooks and a window fitted with venetian blind.

Master bedroom: 13'7" x 12'9" (4.14m x 3.88m) This master bedroom has ample space for a king, queen or double bed along with a range of freestanding furniture. Built in double door wardrobe with hanging rail and shelving. Windows with roman blinds. Ceiling light; and carpet.

Ensuite: The ensuite shower room comprises of a toilet, wall mounted wash hand basin and a large walk in shower enclosure with mains fed shower head. Splashback tiling throughout with coordinating floor tiles. Under floor heating. Wall mounted storage cupboard and fitted shelf, mirror and shaver point. Window and heated towel rail.

Lounge: 27'6" x 16'10" (8.41m x 5.13m) An exceptionally spacious but cosy lounge with a lovely feature granite fireplace. It has a display shelf set along the length of it and a wood burner set on a slate tiled hearth. Triple aspect large windows fill the room with natural light and show off the stunning open views. Ample space for a range of furniture as well as the pool table which can be available by separate negotiation. Downlights; smoke alarm; television point and carpet.

Stairs to upper floor: Stairs lead up to the generous sized versatile landing which is on a split level and gives access to 3 bedrooms and a shower room. Cupboard housing the electric meter and separate storage cupboard housing the hot water tank. Bay window and Velux's with blinds. Ceiling lights and carpet.

Bedroom: 14'7" x 11' (4.44m x 3.35m) This double bedroom has a built in wardrobe with hanging rail and shelf and a bay window with open countryside views. Ceiling light and carpet.

Bedroom: 11'8" x 11'3" (3.55m x 3.42m) Another bedroom that can accommodate a double bed along with a range of freestanding furniture and also benefitting from great storage with a wall of fitted wardrobes with mirrored sliding doors, hanging rails and shelving. Window with lovely open view; ceiling light and carpet.

Shower room: Comprising of a toilet, vanity wash hand basin and a tiled shower enclosure with a mains fed head. Window with fitted blind and open field view. Downlights; shaver and wood effect flooring.

Bedroom: 13'11" x 8'10" (4.24m x 2.69m) Completing the accommodation, this final bedroom is also a double size. Window with open view; fitted shelving; ceiling light and carpet.







Outside: Leading up the sweeping stone chipped driveway where there is ample parking for many cars as well as larger vehicles such as horse boxes etc. The front of the property is beautifully presented with areas of lawn and established trees and hedges.

The rear garden is enclosed ideal for a family with children and/or pets. There is a range of fruit trees including cherry, apple, plum and pear. Also benefitting from an enclosed area with chicken coop.

Office/Garden Room: 11'4" x 11'1" (3.45m x 3.37m) Located in the garden, there is a handy, versatile cabin which is fully insulated with double glazed windows, electric and lighting. Doors and windows with roller blinds.

L-Shaped steading: Steading has been concreted and leveled with power and lighting as well as a water tap.

Open car port/garage houses the water filtration system.

There are 2 stables within the steading (approx. 13'9" x 11')

Workshop/Bike store: 24'10" x 13'11" (7.56m x 4.24m) Double doors open into the workshop, and there is double doors at the opposite end for access from the garden. Work benches will remain.

Workshop: 28'10" x 13'10" (8.56m x 4.21m) Another handy work space ideal for a home business or hobby. Accessed through double doors and fitted with base and wall units with coordinating worktops. There is a fireplace that can be used if desired.

Arena: Approx 50m x 25m, laid with sand and rubber, it is also fully floodlit.

Hay Shed: 23'8" x 12'9" (7.21m x 3.88m) With a roof and enclosed on 3 sides, this shed provides handy storage to keep hay dry.

Wooden Stable Block: Consisting of an open tack/tie up area, a feed room (17'8" x 11'9") and 5 stables each approx. 11'6" x 11'3" and all with rubber matting. Indoor and outdoor lighting and water tap.

The paddocks are currently split into 10 and all benefit from self filling water troughs and two have wooden shelters. Plain wired fencing throughout.

Well-maintained walkways leading throughout the grounds that also provides lovely hacking.

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