



Hacklaw Smithy, Rothiemay,
AB54 7NE

OFFERS OVER £270,000

peterkins



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- Lounge
- Dining Kitchen
- Utility Room
- Three Double Bedrooms
- Office/ Fourth Bedroom
- Bathroom
- Garden
- Carport
- Two Large Outbuildings originally utilized as a business.

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Council Tax:
EPC: F
Freehold

We are delighted to offer for sale this spacious and versatile three/four-bedroom detached property, set within a generous plot in the lovely village of Rothiemay. The property does require upgrading and modernisation throughout, however, it offers well-proportioned accommodation, established gardens and two substantial former workshop buildings, making this a property with lots of potential.

The accommodation is spread over two floors and includes a spacious front-facing lounge, generous kitchen with adjoining utility room, bathroom, three good-sized bedrooms and a further versatile room which has previously been used as a home office and could also be used as a fourth bedroom. The two upstairs bedrooms are both a good size, with a spacious landing providing access to them.

Externally, the property has a large driveway with a central circular grassed area, providing ample parking and allowing vehicles to manoeuvre easily around the plot. The mature gardens wrap around the property and include areas of lawn, patio and chipped stone, along with a variety of established trees, shrubs and plants. There is also a greenhouse, drying green and double carport, which connects the house to the old smiddy building. The first smiddy building is a traditional stone-built, L-shaped former workshop, with a new roof installed in 2018. It has large metal sliding doors, skylights and pedestrian access, with electricity available to be reconnected. The second is a much larger former workshop constructed with a steel frame and corrugated metal walls. It offers a substantial amount of space, including a mezzanine deck, two large sliding doors suitable for lorries and agricultural machinery, pedestrian access and a separate WC area.

The combination of the house, generous garden, ample parking and substantial outbuildings makes this a really versatile property. Although the house requires some upgrading, it offers a great opportunity for someone to modernise it to their own taste and make the most of the space, grounds and extensive workshop facilities.

Location: The historic village of Rothiemay enjoys a pleasant location in the Deveron Valley surrounded by stunning countryside. Rothiemay has a Church, Primary School and Hotel. The property is located on the banks of the River Deveron which is one of the top five rivers in Scotland for salmon fishing. Booking for Fishing Rights is available locally. The village is situated approximately 7 miles from the town of Huntly, 7 miles from Keith and is 15 miles from the Moray Coast beaches.

Entering via a glazed UPVC door with glazed side panel, the welcoming hallway provides access to the lounge, Bedroom 1 and staircase to the first floor. There is also a handy understairs storage cupboard. A further door leads through to a second hallway, providing access to the office/Bedroom 4, kitchen, bathroom and rear entrance hall.



Lounge: 12'5" x 15'6" (3.78m x 4.72m)

A spacious front-facing room with a large window overlooking the front garden. An electric fire provides a central focal point, complemented by traditional high skirtings and coving. The room further benefits from wall lights, a ceiling light, radiator and fitted carpet.

Bedroom 1: 11'9" x 14'9" (3.58m x 4.50m)

A well-proportioned front-facing master bedroom with a window overlooking the front garden. The room offers ample space for a range of bedroom furniture and benefits from a cupboard housing the smart electricity meter, single ceiling light, radiator and fitted carpet.

Bathroom: 5'1" x 8'0" (1.55m x 2.44m)

A well-positioned bathroom comprising a three-piece suite with an overhead electric shower and tiled splashback. The room benefits from a frosted window for privacy, linoleum flooring and a single ceiling light.

Kitchen: 15'0 x 12'1 (4.57m x 3.68)

Positioned to the rear of the property, this spacious kitchen is fitted with ample base and wall units, with a stainless steel sink positioned beneath a large picture window overlooking the side of the property. There is also ample space for dining furniture, with a radiator, single ceiling light and fitted carpet completing the room.

Utility Room: 8'7" x 5'1" (2.62m x 1.55m)

A handy utility room located off the side of the kitchen, offering ample space for white goods and fitted with base and wall units. There is a side-facing window, vinyl flooring and a ceiling light.

Bedroom 4/ Office: 11'5 x 12'7" (3.48m x 3.84m)

Previously utilised as a home office, this versatile room could be used for a variety of purposes. There is a large picture window to the side, allowing plenty of natural light into the room, along with fitted carpet, a radiator and a single ceiling light. There is a loft hatch providing access to the loft, which is fully wood panelled and floored.

Stairs/ Landing: A traditional staircase leads to the upper floor, where a spacious landing provides access to bedrooms two and three. The landing benefits from a skylight window, allowing plenty of natural light, and offers ample space for furniture or additional storage.

Bedroom 2: 14'7" x 12'3" (4.45m x 3.73)

A front facing spacious bedroom, with ample space for bedroom furniture. Featuring fitted carpet and single ceiling light.

Bedroom 3: 14'9" x 10'8" (4.50m x 3.25m)

Completing the accommodation is the third bedroom, a further spacious room overlooking the front. Also features a fitted carpet and single ceiling light.

Garden: The front of the property features a large driveway incorporating a central circular grassed area, allowing vehicles to easily maneuver around the plot. The driveway provides ample parking for several vehicles and is bordered by a selection of mature shrubs and trees, creating a pleasant and established setting. There is also the added benefit of a double carport, providing covered parking and connecting the main accommodation to the Smithy Buildings.

To the side and rear of the carport, a further external door provides access into a rear entrance hall. The gardens wrap around the property, with a patio

area leading onto sections of lawn and areas of chipped stone. The grounds are well established, with a variety of mature plants, shrubs and trees throughout, all enclosed by a traditional stone wall. Further benefits include a greenhouse and drying green. The oil tank is located to the rear of the property, raised from ground level and partially enclosed by brickwork.







Old Smiddy Building 1: 38'2" x 40'3" (11.63m x 12.27m) L Shaped at widest points

A versatile L-shaped space, formerly used as a smithy workshop, offering excellent potential for a variety of uses. The stone-built building has been carefully maintained and benefits from a new roof installed in 2018. Metal double sliding doors provide convenient vehicle access from the side, while skylight windows allow plenty of natural light throughout. The building has an electricity supply, which can be reconnected at the mains, and pedestrian access is also available via a rear door.

Workshop Building 2: 74'7 x 47'3" (22.73m x 14.40m)

A large former workshop constructed with a steel frame and corrugated metal sheet walls, offering an impressive and versatile space with excellent potential for a variety of uses. The building benefits from a substantial mezzanine deck, complete with two swing gates, providing additional storage or workspace. There are also two large sliding doors, offering ample access for lorries, agricultural machinery and other large vehicles. Two pedestrian doors provide additional access.

The workshop has a concrete floor throughout and includes a separate enclosed section, providing a WC, urinal and hand basin. The building three- phase power available to be reconnected in the Workshop.



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