

LITTLE FLINDER,
INSCH, AB52 6YY

OFFERS OVER £240,000

peterkins













Little Flinder
Insch
AB52 6YY

Offers Over £240,000

- Traditional 2 bedroomed dwellinghouse
- Close to the village of Insch
- Private track leads to the rural location
- Ample parking provided
- Extensive plot with a stream and a variety of mature planting
- Range of outbuildings including a steading and former mill
- Private water supply
- Air source central heating
- Double glazing
- Within commuting distance of Inverurie, Dyce, Westhill and Aberdeen

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

EPC: D
Council Tax Band: C

Description: We are pleased to offer for sale this charming 2 bedroomed traditional dwellinghouse with a range of outbuildings set within extensive garden grounds extending to approx. 1.7 acres in a peaceful and idyllic rural location. The property benefits from well-proportioned living and bedroom accommodation throughout with the ground floor comprising of a kitchen/family room, dining room, lounge, W.C and a store. The upper floor consists of two double bedrooms and a bathroom. Benefitting from full double glazing, air source heat pump central heating, a wood burning stove in the kitchen as well as another in the lounge with back boiler which can be used as an alternative or alongside the air source heat pump for heating. Outside, there is ample car parking provided alongside the l-shaped steading which consists of several sections providing a range of possibilities and uses. The nearby former mill is set across 3 levels and still houses some traditional parts of the mill along with the private water system to the property. Early viewing is highly recommended to appreciate all this package has to offer.

Location: Set on the outskirts of Insch, an increasingly popular village with a railway station and is situated close to the A96 which both provide excellent commuting to the north and south. There is a primary school in Insch and transport is provided to secondary education at either Inverurie Academy or The Gordon Schools in Huntly. There are many local amenities including the Health Centre, a variety of shops and a Library. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Directions: From Insch, continue over the railway track and along this road before taking a left signposted for “Old Leslie”. Follow this road until reaching a T-junction and take the right continuing along until reaching “Daisybank Cottage” where there is a track on the right just after the trees. Continue straight down this track following the road round to the right sign posted for “Little Flinder”, continue along where the property is located.

Entrance: Entering the property at the rear through a part glazed upvc door into the hall giving access to the W.C, store and kitchen. Space for appliance. Overhead cupboard housing the consumer unit. Ceiling light and tiled flooring.

W.C: Comprising of a toilet and wall mounted wash hand basin with display shelf behind. Opaque window; ceiling light; mirror and tiled flooring.

Store: 7’7’’ x 5’5’’ (2.31m x 1.65m) This room houses the hot water tank and heating controls with space for storage. Window and ceiling light.

Kitchen/Family room: 15’7’’ x 11’9’’ (4.74m x 3.58m) The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Belfast sink with mixer tap and an integrated single oven, electric hob with chimney style extractor hood above. Standalone fridge freezer. Centered feature wood burning stove with stone inset and the room provides space for lounge furniture. Window overlooks the front along with another to the side; ceiling light fitment; smoke alarm and wood effect flooring.

Dining Room: 11’1’’ x 8’7’’ (3.37m x 2.61m) Accessed from both the front hallway and on open plan with the kitchen, the room provides ample space for a large dining table and chairs. Built in storage cupboard. Ceiling light; smoke alarm; wood effect flooring.

Front hallway: Part glazed double doors open from the front of the property into this hallway leading to the kitchen, dining room, lounge and staircase. Ceiling light and coat hooks.





Lounge: 15’10’’ x 11’10’’ (4.82m x 3.60m) The lounge is a good size and benefits from a wood burning stove set on a slate hearth with granite inset and wooden surround, also assisting the heating. Window to the front and the side. Built in shelved cupboard. Ceiling light fitment.

Stairwell to upper floor: Staircase with Velux above leads to the upper floor landing gives access to 2 bedrooms and bathroom. Coat hooks, ceiling light and smoke alarm.

Bedroom: 15’9’’ x 11’9’’ (4.80m x 3.58m) Generous sized bedroom with space for a double bed along with a range of freestanding furniture. Feature open fireplace with wooden surround. Windows to the front and side. Ceiling light and coat hooks.

Bathroom: Comprising of a wash hand basin with mirror above and a cast iron bath with a mains fed shower hose and splashback tiling. Ceiling light fitments and Velux provides natural light.

Bedroom: 15’9’’ x 11’9’’ (4.80m x 3.58m) The second bedroom also has space for a double bed along with a range of freestanding furniture. Feature open fireplace with wooden surround. Window to the front and ceiling light fitment.

Outside: A private track leads to the property, where there is ample parking provided in the courtyard at the front. There is extensive garden grounds surrounding the property with areas of lawn and a variety of mature trees including fruit trees, and a lower area which was previously a mill pond – and is now a stream. There is an l-shaped traditional Steading of stone construction with slated roofs, and it comprises of several sections including a Bothy, Log Store, Stables, “Cow Shed” and another larger main “Cow Shed” all providing a range of possibilities and uses.
Located nearby is a former water mill (46’5’’ x 14’8’’) which is set over three levels and still houses some of the traditional parts from the mill. This building also houses the water pump for the private water supply to the property.
Vegetable plot and polytunnel. Sheds and chicken coop.

Do you want the best mortgage for you?
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 01467 672820. 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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