

KILNHILLOCK LODGE

BY CULLEN, ABERDEENSHIRE







KILNHILLOCK LODGE BY CULLEN ABERDEENSHIRE, AB56 4TB

Cullen 2 miles. Elgin 23 miles. Aberdeen 58 miles. Inverness 62 miles.

An outstanding 'B' listed converted steading in a fine rural setting.

Ground Floor:

Vestibule. Reception Hall. Sitting Room. Dining Room. Family Room. Breakfasting Kitchen. W.C.

First Floor:

Landing. Lounge. Study. Family Bathroom. 4 Bedrooms (Master En Suite).

- Renovated to a high standard.
- Many fine features.
- Extensive grounds.
- Adjoining steading wings with full planning/listed building consent for development (available to be sold separately).

About 5.74 acres (2.32 ha)

CKD Galbraith

5 Commerce Street

Elgin

Morayshire IV30 1BS

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SITUATION

Kilnhillock Lodge is a superb south facing converted steading, sitting in a fine and easily accessible rural setting near the popular village of Cullen on the Moray Coast. Cullen is a picturesque coastal village with a beautiful beach, offering a good range of local amenities including a variety of shops, a medical centre, primary schooling and various hotels. Secondary schooling is available in Banff (about 12 miles) and Buckie (about 8 miles) whilst private schooling from 8 years old is available at Gordonstoun, Duffus (about 28 miles). Further afield, Buckie (about 8 miles) and the city of Elgin (about 23 miles) both have a wide range of facilities including medical practices, various supermarkets, veterinary practices and excellent shopping. There are mainline railway stations at Keith (about 12 miles) and Elgin (about 23 miles) and also an inter-town and city bus service through Cullen, both providing easy access to Inverness, Aberdeen and beyond.

Moray and the historic county of Banff are renowned as being one of the sunniest and driest areas in the country and offer a wide range of excellent places to stay, eat and shop. The local area is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive of the property (including a course in Cullen) whilst the region also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn nearby. A popular tourist area, local attractions in Moray also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance. Sitting almost equidistant between Inverness and Aberdeen, both cities have airports providing regular domestic and international flights. Aberdeen (about 58 miles) and Inverness (about 62 miles) both offer a wide range of amenities including excellent shopping facilities and a superb choice of restaurants, galleries, clubs and theatres.

Kilnhillock Lodge is a magnificent grade 'B' listed converted steading and mill dating back to the early 19th Century. Originally a part of Seafield Estate, Kilnhillock forms a substantial steading which is open to the south and where the central section

has been converted into a magnificent family home. Flexible and spacious accommodation is provided over two storeys, which on the ground floor includes a vestibule, spacious reception hall with an impressive staircase leading to the first floor, a sitting room with a wood burning stove, dining room / games room, family room, WC, and a breakfasting kitchen with an excellent range of cupboards and a full range of appliances including a Rayburn. There is also a large walk-in strong room/gun room. On the first floor, there is a substantial lounge with access through to a study, a family bathroom and 4 bedrooms (master en suite). The room layout is extremely flexible and can be adapted according to requirements. As part of the renovation great care and attention was taken to ensure that the conversion was completed to a high standard, using high quality materials throughout. The property has a number of fine features including some hardwood floors, a wood burning stove, an LPG fired Rayburn and good quality timber (mahogany) double glazed windows and doors. The house is heated using LPG fired central heating.

Adjoining the house are the original wings of the steading. The west wing provides substantial storage space in two separate byres whilst the east wing is no longer roofed. Both wings have Full Planning Permission and Listed Building Consent for conversion into two separate dwellings and provide a great opportunity for further development. Outside, the grounds extend to about 5.7 acres and include a garden at the front with areas of lawn and a number of mature trees. A gravelled sweeping driveway provides ample parking space for a number of vehicles whilst a flagstoned patio at the entrance proves to be a wonderful sun trap. Accessed from the kitchen is a further fenced off patio (ideal for pet and child security) whilst ground to the rear of the property currently includes some amenity woodland and open areas, ideal for the creation of a pony paddock or similar.

DIRECTIONS

From Elgin, head east on the A96 passing through Lhanbryde, Mosstodloch and Fochabers. At the roundabout in Fochabers, take the first exit onto the A98, continuing through Arradoul, past Buckie and onwards to Cullen. Head east, out of the village and continue east for about 2 miles where





Kilnhillock Lodge is located on the left hand side. See site plan for details.

SERVICES

Mains electricity. Mains water. Private drainage. LPG fired central heating.

EPC RATING

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SOLICITORS

Graeme Murray & Co., 10-12 Chapel Street, Aberdeen, AB10 1SP. Tel. 01224 563300

LOCAL AUTHORITY

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

OUTGOINGS

Kilnhillock Lodge has been assessed as Council Tax Band F.

LOCAL AUTHORITY LISTING

Kilnhillock Lodge is a category 'B' listed building.

FIXTURES AND FITTINGS

All fitted carpets and lighting are included in the sale. No other items are included unless specifically mentioned in these particulars. Certain items of furniture may be available subject to separate negotiation.

VIEWING ARRANGEMENTS

Viewings are strictly by prior arrangement with the selling agents.

INTERNET WEBSITE

This property and other properties offered by CKD Galbraith can be viewed on our website at www.ckdgalbraith.co.uk as well as our affiliated websites www.rightmove.co.uk and www.primelocation.com.

MORTGAGE FINANCE

CKD Galbraith have an alliance with independent mortgage brokers Cluttons Private Finance, who understand the complexities of finding the right loan to suit both your financial and personal circumstances. For further information, contact Mathew Griffiths who is based in our Edinburgh office on 0131 240 6990.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date

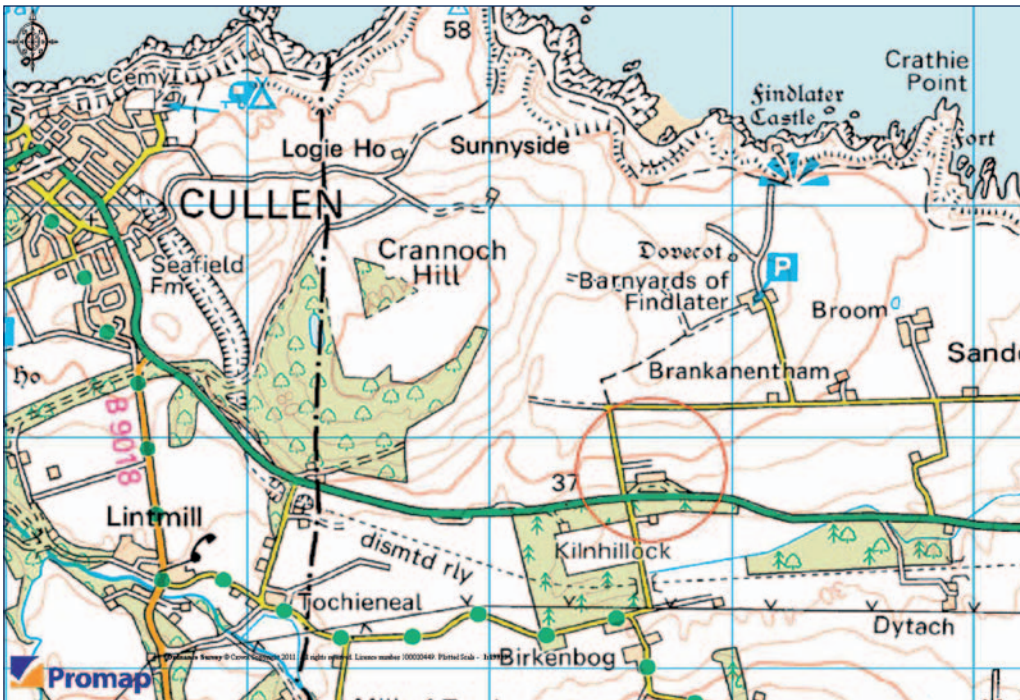
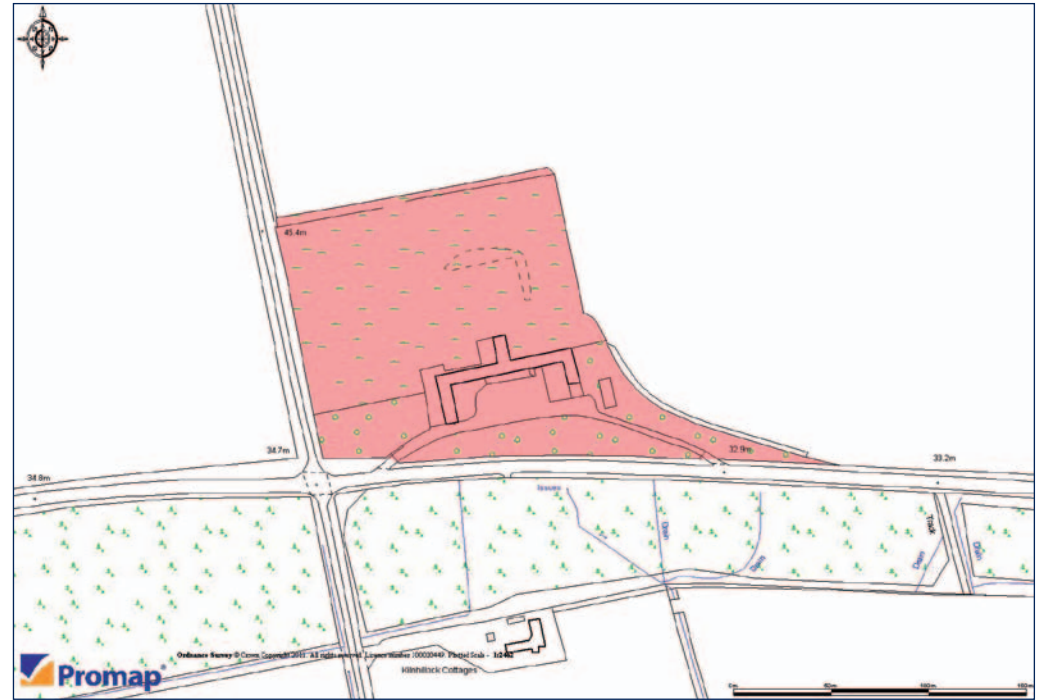
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 5 Commerce Street, Elgin, Moray, IV30 1BS.

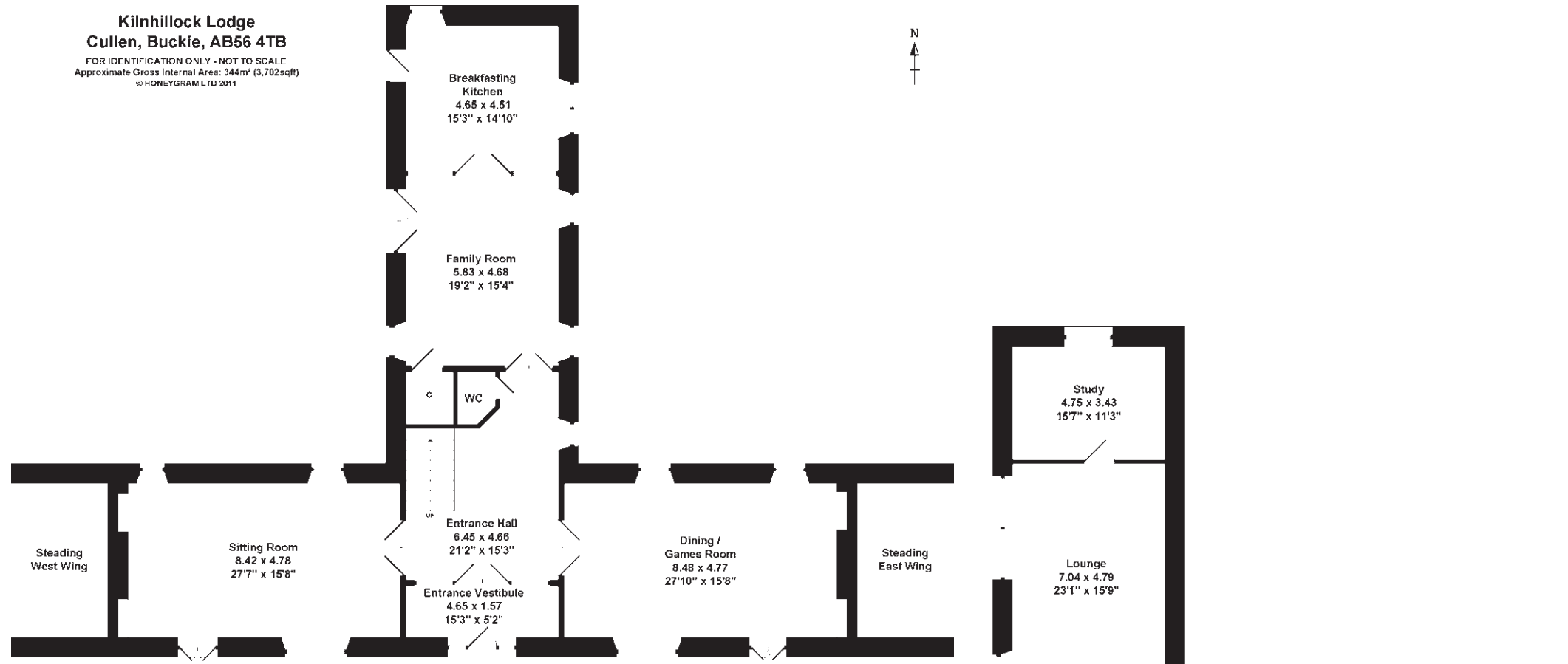
6 Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

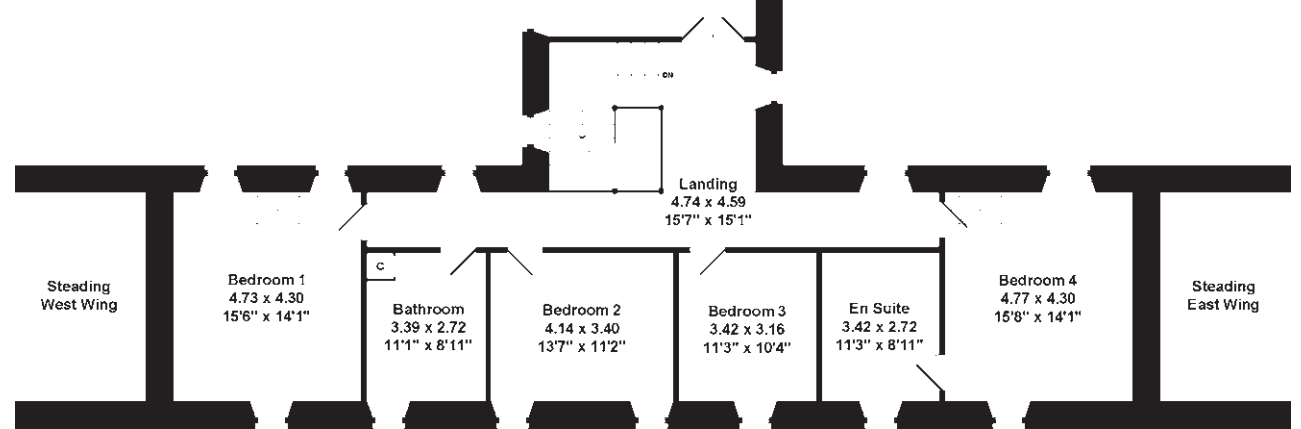


**Kilnhillock Lodge
Cullen, Buckie, AB56 4TB**

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 344m² (3,702sqft)
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Ground Floor



First Floor



CKD

Galbraith