

Ref: 0cai99 3 Cairnleith Croft, Ythanbank, Ellon, Aberdeenshire, AB41 7UB

An attractive smallholding fit for a number of horticultural and livestock uses, in a rural location with traditional 3 bedroom Croft House and an excellent range of modern and traditional buildings and polytunnels in circa 7.5 acres (3 hectares) of land.

Ythanbank Village 1 mile, Ellon 5 miles, City of Aberdeen 22 miles



An appealing smallholding near the picturesque town of Ellon in Aberdeenshire, north east Scotland. The croft house, origins of which were built we understand in 1890 of traditional granite stone with a slate roof and further more recent additions.

Accommodation – Entrance/Boot Room, Kitchen/Dining room, Inner lobby with Larder, Lounge, 3 Bedrooms and Bathroom. (EER: tba)

Externally – Good range of outbuildings to include a Stone Barn (steading), modern Large Barn 12m x 12m. Open fronted Shed 12m x 4.6m., Poultry Shed, Field shelter and six 16 metre Polytunnels (3 uncovered).

Land - Circa 7.5 acres (c.3 hectares) (to be confirmed). The majority of the land is down to pasture, IACS registered and receives LMO Maintenance of Organic Farming payments.

Location – The local village of Ythanbank has a village hall, garage, and all usual facilities can be found 5 miles away in the pretty town of Ellon. The catchment schools for Cairnleith are Methlick Primary and Meldrum Academy. Many marketing opportunities within the local area from farmers markets, restaurants, hotels and artisan food producers. The vibrant Port City of Aberdeen is 22 miles to the south where the Dee and Don rivers meet the North Sea, with an international population, an ancient University, International Airport, extensive shopping facilities, fabulous sandy beaches and amazing countryside on your doorstep.

Price: £265,000

THE ACCOMMODATION:

The croft house accommodation is on one level and adjoins a substantial stone built steading which provides useful storage and offers scope for conversion - subject to planning permission. Electric Economy 7 heating and partial double glazing.

Ground Floor –

- REAR ENTRANCE HALL BOOTROOM:** From the courtyard, a partially glazed door leads into the boot room/rear hall with access to the adjoining steading and further door to the kitchen.
- KITCHEN/DINING ROOM:** 19'4" x 11'6". Vaulted ceiling, range of white wall and base units with beech wood effect work surfaces. Stainless steel preparation unit, twin stainless steel sink unit with mixer tap and single drainer. Cooker control point and electric cooker, upright fridge/freezer. Plumbing and space for a washing machine and tumble dryer. Store cupboard. Windows to the front and rear.
- INNER LOBBY:** Window to the front and door to the larder. Opening through to the lounge.
- LOUNGE:** 12'6" x 10'8". Fireplace with wood burning stove on a tiled hearth and timber mantle shelf above. Built in bookcase, built in display unit, window to the side. Door to the front entrance hall.
- FRONT HALL:** Partially glazed front door, built in store cupboard, electricity consumer box. Doors off to:-
- BEDROOM 1:** 12'8" x 9'8". Window to the side.
- BEDROOM 2:** 9' x 8'9". Window facing the front courtyard.
- BEDROOM 3/OFFICE:** 9'2" x 7'9". Currently used as an office, store cupboard and contains water treatment equipment. Window to the side.
- BATHROOM:** 8'9" x 4'10". White suite comprising paneled bath with shower over and curtain screen, pedestal wash hand basin, W.C. Mirror fronted medicine cupboard, partially tiled walls, Window to the side.

EXTERNALLY:

THE APPROACH:

The property is in a quiet rural location set back off a country lane with a handful of other similar properties being only a mile or so north of Ythanbank village and the B9005. A track (owned by this property) leads from the unadopted tarmac single track road. The property lies either side of the track with the croft house and steading to the west and the detached outbuildings to the east. The track continues to two other properties.

OUTBUILDINGS:

A good useful range of barns and sheds with all that you need to run a smallholding and / or ideally suited and easily adapted for small livestock or private equestrian use.

STONE STEADING:

44' x 29'10". Maximum dimensions. Adjoining the house, with the original byre fittings and earth floor. Partially divided with two rooms having power and lighting. Would be ideal for conversion to further accommodation subject to the necessary planning permission.

MODERN BARN:

12m x 12m (39'4" x 30'4"). Height 15'. Steel frame construction, block built walls with box profile metal sheet cladding, skylights and insulated roofing panels. Concrete floor. Roller shutter door 13' x 12', internal power and lighting, external floodlight and power socket.

MODERN OPEN SHED:

12m x 4.6m (39'4" x 15'). Front height 12', rear height 7'6". Steel frame construction, block built wall and box profile metal sheet cladding. Roof panels with skylights.

MOBILE TOOL SHED/POULTRY SHED:

12' x 8'. Wooden construction on single axle chassis.

FIELD SHELTER:

15' x 9'. Wooden construction on earth base with power and light.

6 POLYTUNNELS:

16.3m x 5.3m (53' x 17') each. Three clad, three unclad. Irrigation from a combined source of rain water harvesting and pumped well water.

GARDENS & GROUNDS:

There is a large grassed area, further cultivated area with raised beds and tool shed.

THE LAND:

The property is a Registered holding and has had Soil Association accreditation since 1987, it is IACS registered and receives LMO Maintenance of Organic Farming payments. (Details can be discussed with the vendor). In addition to the grazing land it also provides for protected cropping vegetables and edible flowers. Being level to gently sloping and divided into various enclosures with woodland shelter belts, it would be eminently suitable for private equestrian use or the keeping of small livestock.

LOCALITY:

In a quiet location only a mile or so from Ythanbank village, Ellon town being 5 miles away with usual town amenities to include doctors, dentist, supermarkets, sport and recreation facilities and primary and secondary schools.

The catchment schools for Cairleith are Methlick Primary and Meldrum Academy. Methlick village is also 5 miles away and has a local shop, petrol station, hardware store and hotel.

22 miles away is Aberdeen, a vibrant creative and ambitious city, known for its historic charm and cosmopolitan community. The city of Aberdeen has a University, International Airport, in fact something for everyone. It is surrounded by fabulous open rural countryside and lovely sandy beaches on the east coast.

ENERGY PERFORMANCE: to follow

SERVICES: We understand that the property is connected to mains electricity, private water, and private drainage (septic tank). Heating by Dimplex Economy 7 Electric Storage Heaters and a Wood Burning Stove. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band “ to be advised”

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: By appointment with **PROFILE HOMES**



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NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

All the details have been provided by the vendor. PROFILE HOMES have not visited the property, and have not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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