

## DYKESIDE OF ROBIESTON, BY HUNTLY, ABERDEENSHIRE, AB54 4SJ



**OFFERS OVER**

**£310,000**

**HOME REPORT**

**VALUATION**

**£310,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are privileged to offer for sale this **COUNTRY DWELLING HOUSE** set in 10.74 acres of thereby of farmland. Dykeside of Robieston was originally constructed at the turn of the last century and was purchased by the current owners in 1993. Since that time and in particular in 2010 (when the Farmhouse was substantially extended) they have crafted a **highly desirable** and **unique property** in an outstanding countryside location. The property benefits from 10.74 acres or thereby of fields which make it ideal for those who wish to engage in agricultural or equine pursuits. The property is located at the end of one branch of a shared access track which serves three properties. It benefits from mains water and a private sewage system located within its own grounds. There are a wide range of former **Agricultural Buildings** which are currently used for Garages and Storage. There is potential to further enhance these buildings subject, of course, to all Local Authority Consents and Approvals. The beautiful surrounding gardens make this a very special property.

Dykeside, Robieston is located just a few miles from the market of Huntly on the B9022 leading to Portsoy. Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community Hospital, a choice of major Supermarkets and Sports and Leisure Facilities (including dining out, golf, fishing on the rivers Deveron and Bogie, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more). There is Primary and Secondary Education at the well regarded Gordon Schools. The town has a visible history with lovely traditional architecture, National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.

### **The Accommodation Comprises:**

A ramp in the garden leads up to the **Entrance Vestibule – Measuring 0.83m by 1.95m or thereby** which is entered through a partially glazed doorway which has a window and modern flooring. The Entrance Vestibule leads into the beautiful, fully fitted Kitchen.

### **Dining Kitchen – Measuring 5.21m by 4.08m or thereby**

This Kitchen has a wide and extensive range of fitted wall and base units, some with glazed units. Kitchen Island with wine rack and drawers. Attractive worksurfaces and a sink with drainer and mixer tap. There is substantial space for appliances. Window to the front. Included in the sale are the oven, microwave, integrated dishwasher, cooker, hob and extractor hood. The washing machine, drinks chiller and fridge/freezer are not included in the sale. Located to one side of the Kitchen is a Utility area with worktop and a separate W.C.



### **W.C.**

The W.C. has a wash hand basin, W.C., cabinets and a small window.





**Sitting Room – Measuring 4.93m by 3.76m or thereby**

This cottage style room has dual aspect windows to the side and front. There is a wooden fire surround and mantle. Behind this is an open fire which is currently not in use. Radiator.



### **Rear Vestibule**

From the Sitting Room there is a Rear Vestibule with a louvred door housing a cupboard. . Radiator. A stairway leads to the Upper Floor and coat hooks.

### **Sun Room - Measuring 4.82m by 3.65m or thereby**

A fifteen pane doorway leads into the Conservatory which is glazed and enjoys fine views over the surrounding Aberdeenshire Countryside.





### **Bedroom One – Measuring 4.94m by 4.13m or thereby**

With dual aspect windows to the rear and side. Radiator.



### **Bathroom**

The large Bathroom has a separate shower cubicle, corner bath, pedestal wash hand basin and medicine cabinet. There is a window and a heated towel rail.



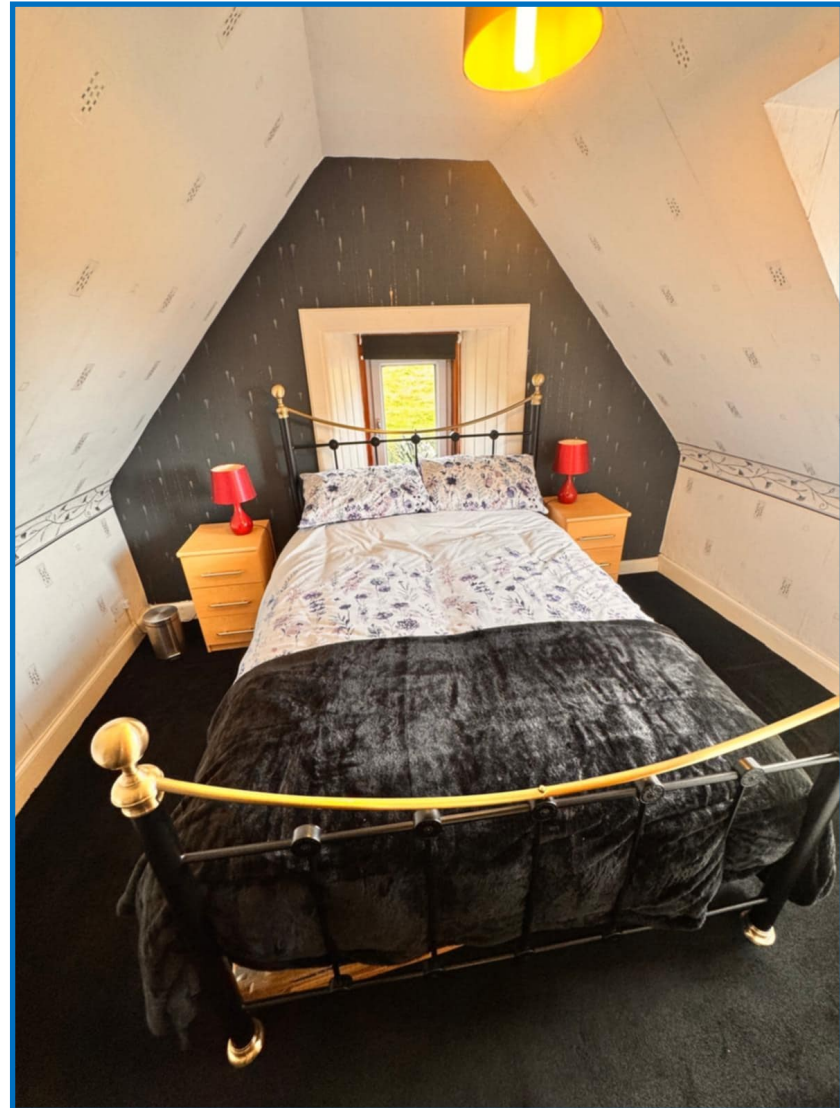
### **Upper Floor**

The Upper Floor is reached by a feature staircase which leads up onto the Landing where there is a fitted wardrobe.



### **Bedroom Three**

Dual aspect windows and a coombed ceiling. There is a corridor which leads through to a Dressing Area where there is a large cupboard. Velux style windows.



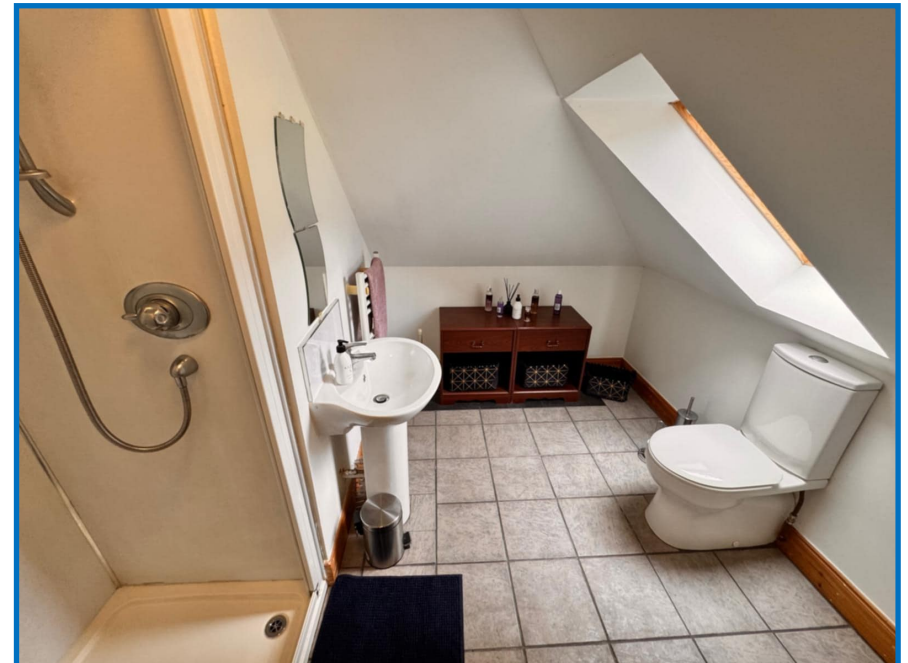


**Bedroom Two – Measuring 3.44m by 3.42m or thereby**

Feature windows to the side and rear. Coombed ceiling.



There is a **En-Suite Shower Room** –with pedestal wash hand basin, fitted towel rail, W.C., velux style window and separate shower unit.





## Outside

The shared access / roadway leads up to the dwelling house. It is located after “Dunvegan” on the left side and is located straight ahead. There is an area of grass with trees and the first of several outbuildings.



### **Outbuilding One – Measuring 3.96m by 4.70m or thereby**

Outbuilding One comprises a large Workshop with bench and window.

### **Outbuilding Two - Measuring 5.20 by 12.00m or thereby.**

The second former farm building is now used as a Garage.

### **Outbuilding Three – Measuring 5.21m by 5.67m or thereby.**

The third outbuilding/workshop is currently used as a Garage and has a door to the rear and

### **Outbuilding Four – Measuring 3.74m by 9.62m or thereby.**

Lastly there is a former farm building which is used for storage.





To the other side of the access roadway is a drying green with poles and the house itself has a well maintained lawn with attractive flower borders at the front. The garden leads round to an outside patio area with space for seating. It is attractively set out and offers access to the rear of the property which has been landscaped with plants and shrubs. There is a raised “tattie bed”, substantial trees, land extends to 10.74 acres or thereby. Oil tank. Lawn and grassed area. The large wooden **Summerhouse – Measuring 3.93m by 5.13m or thereby** is included in the sale. All the furniture in the Summerhouse is to be included with the exception of the bar.





## **FEATURES**

- **WONDERFUL COUNTRYSIDE LOCATION IN THE HEART OF ABERDEENSHIRE**
- **SUBSTANTIAL FIELDS PROVIDE OPPORTUNITY FOR EQUINE PURSUITS**
- **MAINS WATER**
- **PRIVATE SEWAGE**
- **SHARED ACCESS ROAD**
- **SUBSTANTIALLY EXTENDED IN 2010**
- **FULL DOUBLE GLAZING**
- **OIL FIRED CENTRAL HEATING AND “UNDER FLOOR” HEATING**
- **UNIQUE PROPERTY WITH MODERN ACCOMMODATION**
- **SUBSTANTIAL RANGE OF OUTBUILDINGS OFFERING MULTI PURPOSES**
- **WELL MAINTAINED AND BEAUTIFUL GARDEN GROUNDS SURROUND THE PROPERTY**
- **VIEWS OF TAP O’ NOTH AND CLASHMACH HILLS**
- **THE OVEN, MICROWAVE, DISHWASHER, COOKER, HOB AND EXTRACTOR HOOD ARE ALL INCLUDED IN THE SALE**
- **ALL CARPETS AND FLOOR COVERINGS ARE INCLUDED**
- **ALL THE FURNITURE IN THE SUMMERHOUSE IS INCLUDED WITH THE EXCEPTION OF THE BAR**
- **THE WASHING MACHINE, DRINKS COOLER, FRIDGE/FREEZER IN THE KITCHEN AND THE BAR IN THE SUMMERHOUSE ARE NOT INCLUDED IN THE SALE**



**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £310,000

**Entry:** By Mutual Arrangement

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

**E. & O.E.**

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