



# Keeper's Cottage

Mains of Beldorney, Glass, Huntly, Aberdeenshire



BNP PARIBAS GROUP

## An attractive double-fronted detached cottage with kennels/ store and large garden.

A charming, sensitively updated stone-built cottage offering potential for continued use as self-catering holiday accommodation. The property is surrounded by the Beldorney Estate, situated in the Deveron valley above the Cairngorms National Park in Aberdeenshire. The stunning views and beautiful rural location bely its proximity to local village and town centre amenities.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM  
1 CLOAKROOM**



**OUTSIDE PARKING**



**LARGE GARDEN**



**FREEHOLD**



**RURAL**



**997 SQ FT**



**O/O £225,000**



### The property

Keeper's Cottage is a detached double-fronted property offering almost 1,000 sq. ft. of accommodation over two floors. Configured to provide a lovely family and entertaining space maximising the stunning rural views, the accommodation flows from a welcoming entrance hall with a spacious family bathroom. It comprises a dual aspect sitting room with feature fireplace with woodburning stove, and a kitchen with a range of contemporary wall and base units, complementary worktops, modern integrated appliances, space for a good-sized table and a useful neighbouring fitted utility room with a door to the garden.

Stairs rise from the entrance hall to a first floor landing with skylights providing natural light, giving access to a principal bedroom with W.C off and to two further front aspect bedrooms, one with built-in storage.

### Outside

Set against a backdrop of mature woodland, the property is approached through a five-bar gate over an unmade driveway leading to parking and giving access to a timber two-roomed shed and wood store attached to the cottage. The grounds surrounding the property are laid mainly to grass and feature areas of light woodland, a spacious kennels and store, suitable for a variety of uses, and a gravelled side terrace. The whole enjoys unparalleled views over the surrounding rolling countryside.



## Location

Sitting on Markie Water on the Banffshire/ Aberdeenshire border and surrounded by miles of countryside featuring several natural features, Haugh of Glass hamlet has a primary school. Huntly is an historic town with amenities including two major supermarkets, independent shops, sporting and recreational facilities and secondary schooling. Known as The Whisky Capital of the World, Dufftown offers numerous shops, a library, community hospital and golf course. The historic town of Keith offers a good range of local shops, bars and restaurants together with an 18-hole golf course and other sporting amenities, together with primary and secondary schooling. More extensive shopping, service, leisure and recreational amenities are available in Aberdeen city centre. The A96 Aberdeen-Inverness road (7.8 miles) offers easy access to Aberdeen and major regional towns, Huntly station provides regular services to Inverness and Aberdeen, and Aberdeen International Airport has daily flights to London and operates several international routes.



## Distances

- Haugh of Glass 1.7 miles
- Huntly 9.1 miles
- Dufftown 9.6 miles
- Keith 11.4 miles
- Aberdeen International Airport 41.8 miles
- Aberdeen 46.8 miles
- Inverness 64.7 miles

## Nearby Stations

- Huntly (Aberdeen 52 minutes, Edinburgh 3 hours 27 minutes)
- Keith

## Key Locations

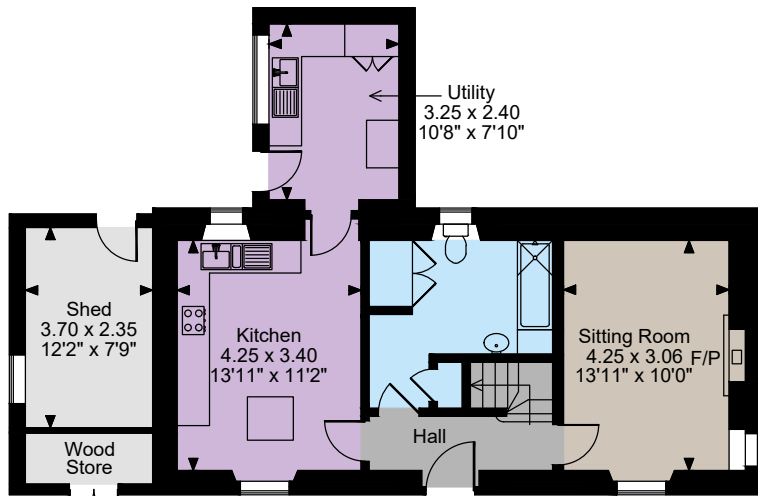
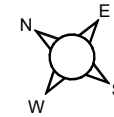
- Beldorney Castle
- Nether Dumeath Stone Circle
- River Deveron
- Balvenie Castle
- Huntly Castle
- Cairngorms National Park

- Glenfiddich Distillery
- Malt Whisky Trail
- Dunnottar Castle
- Broch of Girdle Ness
- Corgarff Castle
- Linn of Quoich
- Linn of Dee
- Prince Albert's Pyramid
- Crathie Kirk
- Loch Muick
- Newburgh Seal Beach

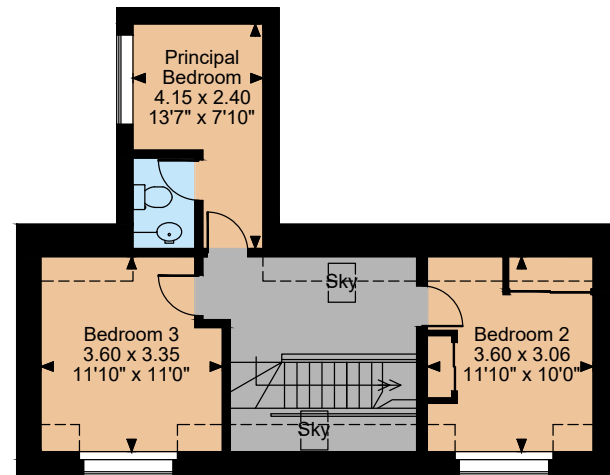
## Nearby Schools

- Glass School
- Botriphnie Primary School
- St. Thomas RC Primary School
- Keith Primary School
- Keith Grammar School
- Cairney School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635911/GBR

## Floorplans

Main House internal area 997 sq ft (93 sq m)  
Shed and wood store internal area 120 sq ft (11 sq m)  
Total internal area 1,117 sq ft (104 sq m)  
For identification purposes only.

## Directions

AB54 4EX

What3words: ///mergers.blissful.plenty

## General

Local Authority: Aberdeenshire Council

Services: Electricity - mains, water - private, heating - oil fired, drainage - private septic tank..

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D

EPC Rating: F

Fixtures and Fittings: Fitted carpets are included in the sale.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

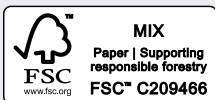
## Perth

5 St John Street, Perth, PH1 5SP

01738 567892

perth@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

