



Howe of Auchmill, King Edward, Banff

For the finer things in property.



Howe of Auchmill King Edward, Banff, Aberdeenshire AB45 3PJ

A unique contemporary family residence with a detached studio and garden in a desirable rural area set in approx. 7.9 acres

Turriff 4 miles, Banff 7 miles, Huntly Station 21.7 miles, Aberdeen Airport 34.3 miles

Entrance hall | Sitting room | Family room
Office | Kitchen | Larder | Utility | Principal bedroom with balcony | 3 Further bedrooms
Family bathroom | Shower room | Detached outdoor studio with kitchenette and cloakroom

EPC Rating D

The property

Built circa 1990, Howe of Auchmill is a striking and spacious modern family property offering over 2,100 sq. ft. of bright, flexible accommodation arranged over two floors. With its characterful arched doors and windows and impressive double-height glazing to the southerly aspect, it enjoys a wealth of warm natural light and wide views across its private gardens. The home also benefits from a detached and well-appointed studio and a sought-after rural position within easy reach of a wealth of amenities.

The roomy ground floor entrance hall and space with its galleried landing and elevated aspects opens to an attractive kitchen with a range of wooden base cabinetry, worksurfaces and appliances, including a range stove and separate oven and hob. Alongside is a useful utility with additional units and room for appliances. Completing the floor is a family bathroom and the generous 21 ft. principal bedroom, which enjoys a private balcony with far-reaching views.

The lower ground floor with its pillared arches provides ample space for entertaining and relaxing. The spacious sitting room, with its stairway, store cupboard and freestanding wood-burning stove opens via double doors onto the south-facing terrace. Further through bi-folding doors is a cosy family room and a tucked-away office, ideal for those working from home. A shower room well serves the trio of comfortable and well-proportioned bedrooms that complete the accommodation.

Outside

The home enjoys a private position in grounds of approx. 7.9 acres of Organically certified land. Divided and stepped lawned gardens surround the property, with a neat hedged border, a tranquil barked area with established shrubs, a polytunnel and a wealth of herbaceous and colourful planting throughout. Beyond the garden area current owners have planted around 1800 trees to create a wildlife conservation area. There is a paddock area to the front of the property with no-dig beds for growing vegetables and fruit trees. The detached timber-clad studio, currently used as an art space offers a versatile additional space for a home business, annexe or gymnasium and comes complete with a kitchenette and cloakroom. Alongside is a timber garden shed.

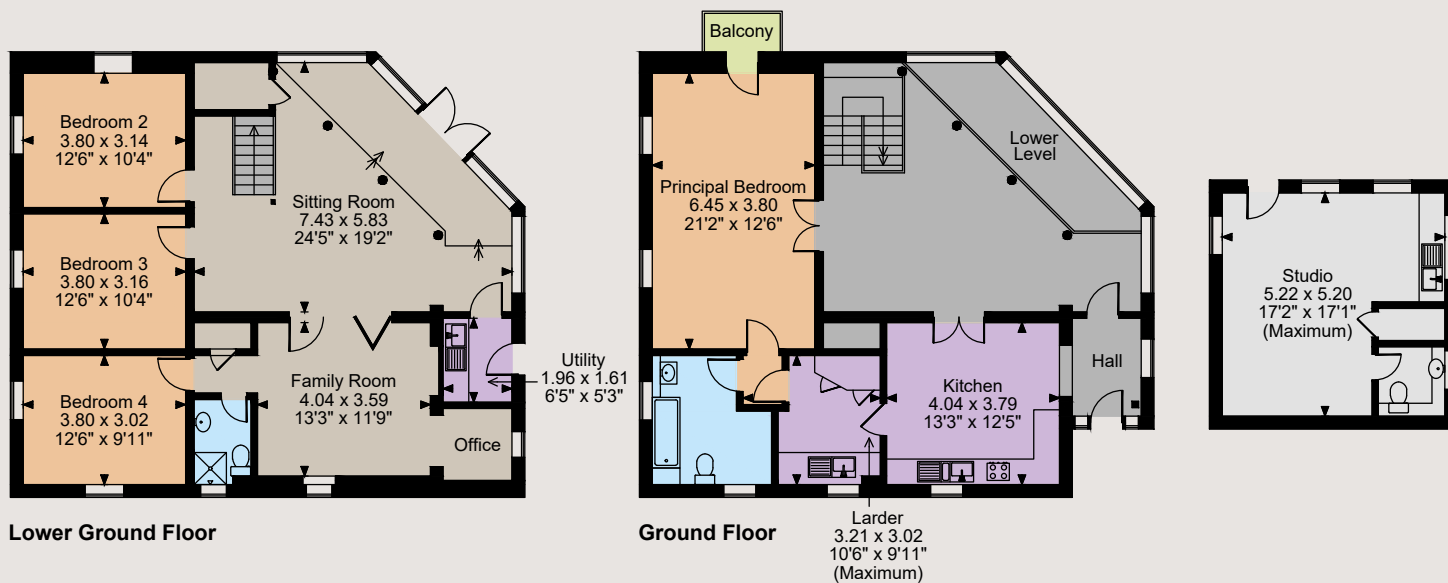
Location

The property occupies a scenic rural position around 4 miles from Turriff, which benefits from a wide range of amenities, including various independent shops, a supermarket, schooling, a dental centre, GP's surgery and a small hospital. Additional recreational, educational and shopping facilities are available at the nearby coastal town of Banff. The A947 offers road links to the A90 and the thriving city of Aberdeen, with its wealth of cultural activities and eateries. Huntly and Inverurie Stations are both within easy reach and provide regular mainline rail links.





Floorplans
 House internal area 2,136 sq ft (198 sq m)
 Studio internal area 292 sq ft (27 sq m)
 For identification purposes only.



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

What3Words - [///scooter.merge.investors](https://www.what3words.com/scooter.merge.investors)

From the centre of Turriff, head east on Duff Street and continue to follow the A947 for approximately 4.5 miles before turning left immediately after the blue picnic sign, on to the private track and follow round to the left where you will find the property.



General

Local Authority: Aberdeenshire Council - www.aberdeenshire.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA registered), biomass heating.

Council Tax: Band E

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £435,000

Inverness

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