

Cabbachs
Mulben
Keith
Banffshire
AB55 6YX



Offers Over £335,000

A rare opportunity has arisen to acquire this 2 Bedroom Detached traditional built Cottage set within approximately 23 acres enjoying a private and secluded position surrounded by woodland.

The property features front and rear lawned garden areas

Features

2 Bedroom Detached Cottage

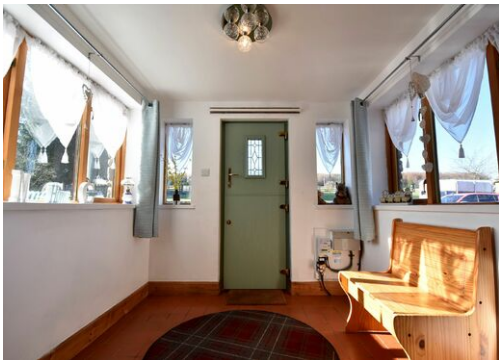
Set within 23 Acres

Private and secluded position

60ft x 30ft open barn

Double Glazing

Oil Central Heating



A rare opportunity has arisen to acquire this 2 Bedroom Detached traditional built Cottage set within approximately 23 acres enjoying a private and secluded position surrounded by woodland.

The property features front and rear lawned garden areas with the remainder of the land divided and fenced into 3 main fields with a paddock area.

Accommodation comprises an Entrance Porch, Hallway, Lounge, Kitchen / Diner with wood burning stove, a Utility Room and a Bathroom/Shower Room. The 1st floor comprises a Landing and 2 Double Bedrooms.

Cabbach is located approximately 5 miles drive from west of Keith town centre which provides a variety of local amenities including a busy high street with a good selection of local shops, cafes, butchers, pubs and a Tesco's supermarket.

Keith also offers a primary School and Grammar School. Mainline railway services are also available and Keith train station provides links to Inverness and Aberdeen which both offer airports.

Entrance into the property is via a modern composite stable design door leading to:

Entrance Porch – 8'1" (2.46) x 7'8" (2.33)

Ceiling light fitting
Double glazed windows to both the front and side aspects
Electric fuseboard and meter
Tiled flooring

Hallway – 14'2" (4.32) plus door recess x 8'9" (2.66) max

Ceiling light fitting
Double radiator
A staircase fitted with a centre tread tartan design carpet with brass carpet bars leads to the 1st floor landing
Built-in under-stairs storage cupboard
Laminate flooring

Lounge – 14'2" (4.32) x 13'10" (4.21)

Ceiling light fitting and 4 wall mounted up-light fittings
Double glazed window to the front and rear
Double radiator
Fireplace surround with recessed shelved alcoves either side
Laminate flooring

Kitchen / Diner – 14'2" (4.32) x 11'9" (3.57) max and plus door recess

Featuring an attractive exposed stone wall to one side with a wood burning stove
Recessed ceiling lighting with a separate ceiling light fitting
Double glazed window to the front and rear aspects
Double radiator
Fitted base units with solid wood worktops
Rangemaster lpg gas cooker with twin ovens and a grill
Belfast design sink with mixer tap

The Smeg fridge/freezer and kitchen dresser unit are to remain
High shine finish laminate flooring

Utility Room – 9'9" (2.96) x 8'9" (2.66)

Pendant light fitting
Double glazed window to the side and rear
Double radiator
Fitted base unit with a solid wood worktop with a single circular sink and mixer tap
Space to accommodate a washing machine
A cupboard houses the oil-fired boiler
Tiled flooring

A door leads to the Ground Floor Bath/Shower Room and a rear entrance door with single glazed windows leads out to the rear garden

Ground Floor Bathroom/Shower Room – 9'9" (2.96) x 6'7" (1.99)

Recessed led ceiling lighting
Double glazed frosted window to the side and rear
Double radiator
Quadrant shower cubicle with a mains twin head shower and wet wall finish within
Bath with mixer tap and hand shower fitting
Vanity drawer unit with recessed wash basin and mixer tap
W.C
Vinyl flooring

1st Floor Accommodation

Landing

Ceiling light fitting
Double glazed Velux window to the front and rear
Built-in storage cupboard
Fitted carpet

Bedroom One – 13'7" (4.13) x 14'7" (4.44) max into the coombe

A twin aspect room comprising a ceiling light fitting
Double glazed window to the front and side
Double radiator
Fitted carpet

Bedroom Two – 16'7" (5.06) reducing to 11'7" (3.52) x 14'7" (4.44) max into the coombe

A twin aspect room comprising a ceiling light fitting
Double glazed window to the front and side
Double radiator
Fitted double wardrobe with sliding doors
Access hatch giving access into the eave space
Fitted carpet

Rear Garden

An enclosed rear garden which is mostly laid to lawn and features a poly tunnel to one side with raised vegetable beds

There is a timber built shed with log wood store and is fitted with lighting measuring approximately 22ft x 10ft.

Also within the back garden to one side there is a 26ft x 10ft static caravan fitted with water connection which is used for family visitor accommodation. There is an outside double power socket located nearby to the static caravan.

Driveway

A gravelled driveway provides parking for several vehicles and is ideal for anyone that wants to keep their motorhome, caravan or boat on site. The driveway leads around a centre area of front garden which is laid to lawn, and this driveway gives vehicular access to the large 60ft x 30ft open barn and to the main fields.

Grounds

Cabbachs benefits from substantially sized grounds extending to approximately 23 acres (9.3 Hectares). The main part of the ground is divided into 3 main fields and a smaller paddock area, all of the fields are fenced with stock fencing and there is a water supply connection to one of the nearest fields. The paddock area has a timber built open shelter which is fitted lighting supplied by a 12v battery which is charged by a small wind turbine generator.

There is a substantially sized 60ft x 30ft open barn which provides an excellent shelter or sheltered workspace and is ideal for storing a caravan or motorhome within. Currently within the barn there is a timber built 14ft x 12ft stable fitted with lighting. There is also flood lighting and power fitted to the main barn. In addition to this, there is a 18ft x 12ft stable with tack room which is positioned to the right of the main open barn, this is fitted with lighting run by a 12v battery with wind turbine generator.

Directions

From Keith take the A95 towards Mulben. When you arrive at Glentauchers Distillery, turn left up the single-track tarmac road. Travel along this road for approximately 1 mile and the entrance to Cabbachs will be on the right-hand side and is clearly marked with a house sign.

Travelling from the B9105, cross the River Spey via the Boat 'O' Brig bridge, travel along this road for approximately 4 miles until you reach Glentauchers Distillery, turn right opposite the distillery and travel up the single-track tarmac road for approximately 1 mile, the entrance to Cabbach will be on the right hand side.

Note 1

All light fittings, blinds, floor coverings, Smeg fridge/freezer and kitchen dresser unit are to remain. Other furniture items along with white goods can also be available by separate negotiation.

Also available for purchase is wide selection of farm equipment and machinery which includes a digger, tractor with various farming attachments, Honda quad bike, ride-on lawn mower, log splitter etc.

Note 2

The owner has a wayleave in place for the 8 electricity poles that cross the land which brings in an income of £240 per annum approx.

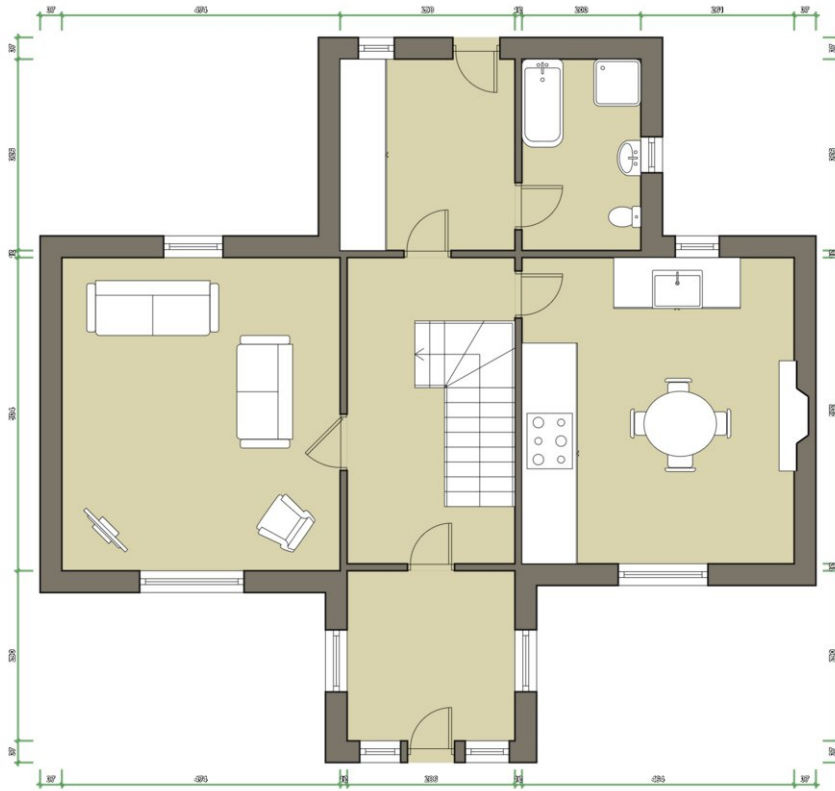
The owner also receives rural payments for keeping sheep on the ground, this generates an income of around £1200 per annum. Clients would have to make their own enquiries as to the terms of this and apply for qualification.

Broadband: The property benefits from broadband connection.

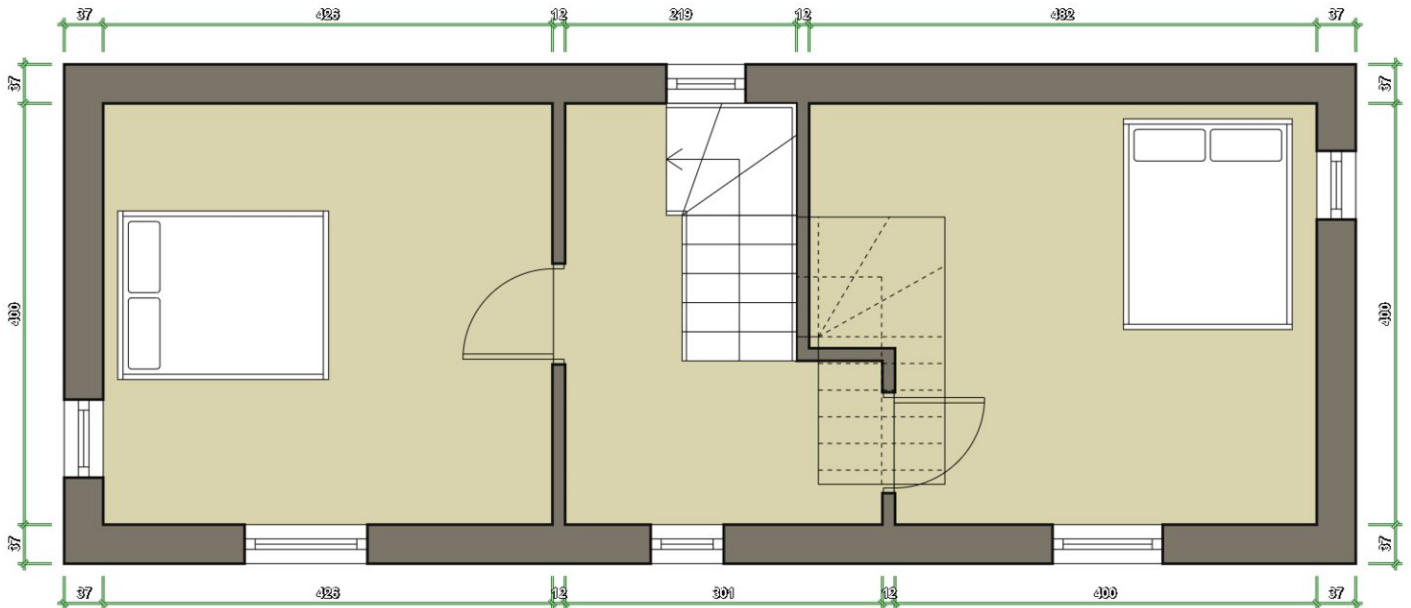
Note 3

The owner is a relation of an employee at The Grampian Property Centre.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.

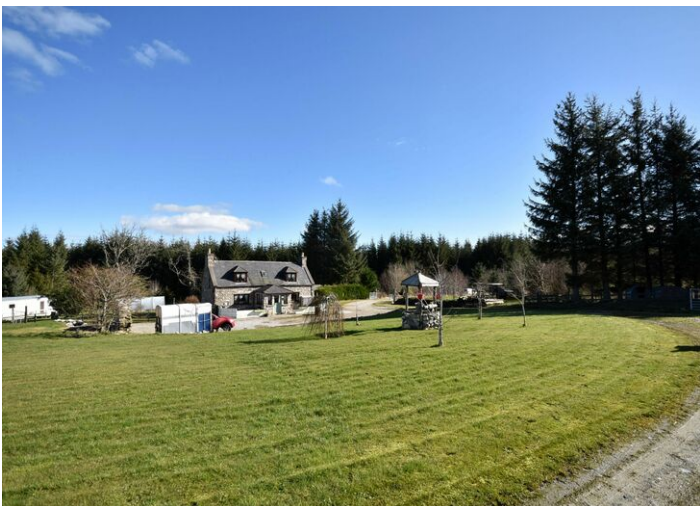














Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.