

The Steading, East Cammachmore, Stonehaven, AB39 3NQ



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



ENTRANCE VESTIBULE
DINING KITCHEN
LOUNGE
DINING ROOM
MASTER BEDROOM/EN-SUITE
3 DOUBLE BEDROOMS

STUDY/BEDROOM 5
SHOWER ROOM
HEATED INDOOR SWIMMING POOL
SAUNA & SHOWER
UTILITY/BOILER ROOMS

2-BED SELF-CONTAINED BOTHY
EXTENSIVE LANDSCAPED GARDENS
SEPTIC TANK
DRIVEWAY





The Steading, East Cammachmore

We take pleasure in offering for sale this most desirable, stone-built, steading conversion which enjoys a prominent position in an elevated coastal setting and boasts fabulous south facing views over the coastline, sea, and neighbouring village of Newtonhill. Located within a few minutes drive of Aberdeen City Centre, this enviable property is not simply a home, but more a tranquil retreat, offering its residents the opportunity to relax, entertain and exercise under one roof, with the unique added bonus of a two bedroom, detached 'Bothy' offering quality self-contained accommodation, ideal for extended family, visiting guests, or alternatively a lucrative rental opportunity. Picturesque coastal paths extending to nearby Portlethen and Newtonhill surround the property and benefits include oil central heating, double glazed windows, an intruder alarm system, and parking for several vehicles on a gated tarmac driveway. On arrival at the property interest is immediately sparked by the exterior facade which oozes charm and character, with a covered terrace offering a perfect outdoor space to enjoy the surrounding vista. A light and airy vestibule opens into the farmhouse-style kitchen with central island, undoubtedly the heart of the home, perfect for everyday family living as well as large social gatherings. The four bedrooms are located in the west wing, and are all of double proportions, with the master suite boasting exceptional built-in wardrobe facilities as well as the luxury of an en-suite bathroom. Also housed in the west wing are a stylish shower room, utility and boiler rooms. Moving across to the east wing, viewers will not fail to be impressed by the extent of the lounge with its vaulted ceiling, exposed beams and polished hardwood floor, where an impressive open fireplace incorporating a multi fuel stove provides a pleasing focal point on an exposed stone wall. Tucked in the corner is a bespoke bar, a novel feature for entertaining guests. Adjacent to the lounge is a large formal dining room, ideal for dinner parties and affording direct access onto a wrap-around balcony, again commanding a breath-taking view of the stunning local scenery. Without question, the 'piece de resistance' has to be the fabulous indoor heated swimming pool with floor-to-ceiling windows and tiled lounging area, which is complemented by a sauna and shower at lower ground floor level. The immaculately tended grounds, which extend to approximately one-third of an acre, are thoughtfully landscaped and comprise finely manicured lawns, well stocked flower beds, a pond, and strategically placed seating areas. This outstanding home certainly has the "wow" factor and represents an ideal choice for a large sociable family, whilst the versatile accommodation offers potential for adults to work or run a business from home, and interior viewing is absolutely essential to fully appreciate everything it has to offer.

The Bothy

Detached, self-contained unit with ground level terrace, elevated balcony, exclusive parking space, and intruder alarm, comprising: hall; open-plan lounge/kitchen; 2 double bedrooms; and shower room. This charming facility has generated regular rental income in recent years. Council Tax Band "D".









Locality

The property is located to the south of Aberdeen City, equidistant to Portlethen and Newtonhill, where there are a wealth of community facilities including independent retailers and supermarkets, pre-school groups, primary and secondary schools, community and medical centres, challenging 18-hole golf course, and various other sports facilities. Also, the AWPR facilitates a quick route to Royal Deeside, Aberdeen International Airport, and surrounding towns.

Outside

There are ample parking facilities on a gated tarmac driveway at the front. The beautifully landscaped grounds, which extend to approximately one-third of an acre, are enclosed by wooden, ranch-style fencing. Stocked with an abundance of conifers, flowering plants and shrubs which offer year-round colour at the front, neatly manicured lawns with strategically placed seating areas surround the home to take full advantage of the spectacular location. Large wooden store with power supply and wooden tool shed at the rear.

Directions

From Aberdeen travel south on the A92 to approximately 0.5 miles beyond Portlethen, exiting the dual carriageway where signposted 'East Cammachmore'. Travel approximately 0.5 miles along this tarmac road, cross the bridge, then bear left shortly thereafter where 'The Steading' is located a short distance ahead, clearly identifiable by our "For Sale" sign.

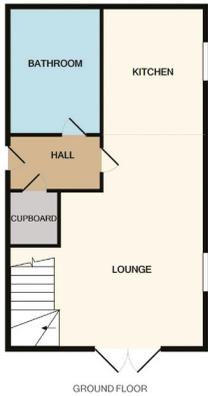
Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.

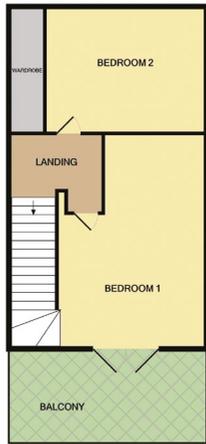




The Bothy Plan

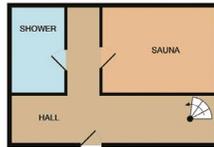


GROUND FLOOR



1ST FLOOR

The Steading Plan



LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given!
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Accommodation

Entrance Vestibule	3.48m x 2.13m (11'5" x 7') approx
Dining Kitchen	6.1m x 4.01m (20' x 13'2") approx
Lounge	8.61m x 4.62m (28'3" x 15'2") approx
Dining Room	4.57m x 4.09m (15' x 13'5") approx
Swimming Pool	9.14m x 6.63m (30' x 21'9") approx
Master Bedroom/En-Suite	4.98m x 4.65m (16'4" x 15'3") approx
Double Bedroom 2	3.66m x 3.3m (12' x 10"10") approx
Double Bedroom 3	3.89m x 3.68m (12'9" x 12'1") approx
Double Bedroom 4	3.48m x 2.44m (11'5" x 8') approx
Shower Room	
Study/Bedroom 5	2.59m x 1.88m (8'6" x 6'2") approx
Utility Room & Boiler Room	
Lower Ground Floor	
Sauna/Shower	

Viewing

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