



# Dalwhing Mill House

Glen Tanar, Aboyne, Aberdeenshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully presented home, with self-contained annexe, situated in scenic Glen Tanar, Royal Deeside.

Dalwhing Mill House is a handsome former mill house offering generous and versatile accommodation across three levels. Situated in the heart of Royal Deeside within the Cairngorms National Park, it combines spacious interiors with contemporary styling and enjoys multiple balconies that take full advantage of its scenic surroundings.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**GARAGE | ANNEXE**



**0.6 ACRES**



**FREEHOLD**



**RURAL**



**2,414 SQ FT**



**OFFERS OVER £675,000**



### The property

Dalwhing Mill House is an exceptional period property, which has been restored to a high standard and offers approximately 2,414 sq ft of living space in the main residence, supplemented by a separate detached annexe.

The ground floor is accessed via a modern porch extension with a feature glass roof and a boot room. The oak floored hallway leads into an open-plan kitchen and dining area featuring modern cabinetry and granite worktops, a stunning glass splashback, a range cooker (gas hob/electric ovens), Kardean flooring plus a utility room. French doors open to an attractive south facing patio area and gardens. From the hall is a bright sitting room with a wood-burning stove, and French doors. A cloakroom completes this level.

On the first floor, the galleried landing leads to the principal bedroom with a modern en-suite bathroom, a walk-in wardrobe and a balcony. An additional double bedroom also has its own en-suite bathroom

and balcony. A further room, currently used as a home office, may serve as a fourth bedroom. A family bathroom with clawfoot bath and shower completes this level.

The second floor features a grand 20ft triple aspect sitting room with a log burner, exposed timber eaves and two balconies – one with a seating area offering elevated views across the Tanar valley to Morven. A third large double bedroom has an en-suite with jacuzzi bath. It also has two walk in wardrobes.

The detached garage building includes double garage and a store with a beautiful a self contained annexe above which is currently a successful and popular holiday let ([www.tanarview.co.uk](http://www.tanarview.co.uk)). The annexe provides an open-plan kitchen and sitting area with a feature wood-burning stove. It includes two bedrooms and a shower room. Externally it has a double level deck with space for alfresco dining, a hot tub and firepit area.



## Outside

Dalwhing Mill House is approached along a shared private lane that leads through woodland and provides access to the house, neighbouring properties and farmland. Wooden gates open to a private driveway, where ample space is available for parking and easy access to the house and garage. There is also a 7kw Zappi EV charger here.

The laid to lawn garden is mostly to the front of the house and benefits from a south-facing aspect, which welcomes plenty of sunlight throughout the day. There are established trees including apple, plum, Hawthorn and Rowans. It includes patio areas including a stone-built pizza oven, a firepit area and a wood-fired hot tub, sheltered by crescent-shaped stone walling and surrounded by flower beds. Beyond the patio area, lawns are separated from the surrounding fields by deer fencing. There is a gate from the garden into the meadow beyond which provides access to walks along the rivers Tanar and Dee. A vegetable garden provides raised beds for growing your own produce, as well as a large greenhouse, while a further garden area at the side of the house has an elevated timber

deck beside it, providing a further splendid outside seating and dining space. A custom made dog kennel and log stores are also in the grounds.

## Location

Dalwhing Mill House is situated within the beautiful countryside of Glen Tanar, part of the Cairngorms National Park, an area renowned for its outstanding natural beauty and extensive opportunities for walking, cycling, fishing and outdoor pursuits. The nearby village of Aboyne provides a range of day-to-day amenities including the popular Boat Inn on the bridge, COOP supermarket, award winning bakery, shops, cafés, post office, chemist, restaurants and a golf course. Aboyne also has excellent medical and dental facilities. In the other direction the popular village of Ballater also has a delicatessen, specialist wine shop and excellent places to eat. The surrounding area offers a wealth of outdoor leisure activities, including skiing at nearby Glenshee and The Lecht and numerous renowned golf courses.



## Distances

- Aboyne 2 miles
- Ballater 12 miles
- Banchory 14 miles
- Alford 21.7 miles
- Braemar 26 miles
- Inverurie 32 miles
- Aberdeen 32.9 miles
- Huntly 35.9 miles

## Nearby Stations/Airports

- Aberdeen Station (mainline services, major transport hub)
- Aberdeen International Airport

## Key Locations

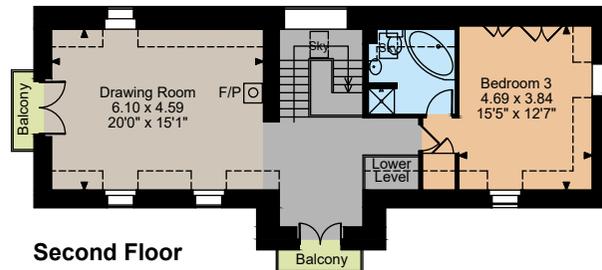
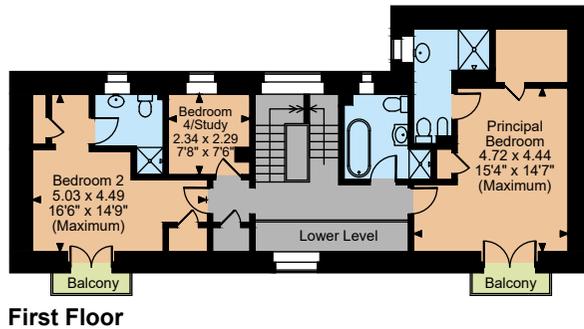
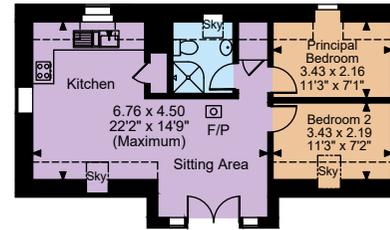
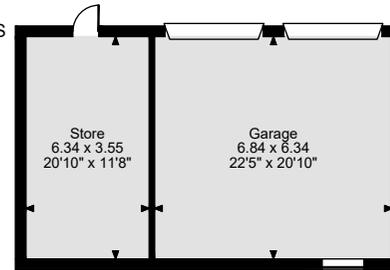
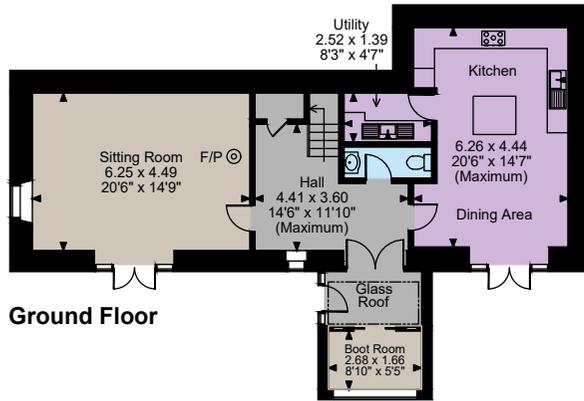
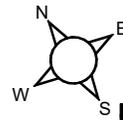
- Aboyne Castle
- Balmoral Castle & Estate
- Glen Tanar pinewood / Glen Tanar Estate
- Ballater

- Crathes Castle
- Braemar
- Lochnagar (munro)
- Mount Keen (munro)
- Banchory
- Strathdon

## Nearby Schools

- Aboyne Primary & Academy
- Tarland Primary
- Kincardine O'Neil Primary
- Lumphanan Primary
- Finzean Primary
- Torphins Primary
- Banchory Academy





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

□□□ Denotes restricted head height

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## Floorplans

Main House internal area 2,414 sq ft (224 sq m)

Garage internal area 467 sq ft (43 sq m)

Annexe internal area 693 sq ft (64 sq m)

Total internal area 3,574 sq ft (332 sq m)

For identification purposes only.

## Directions

Post Code: AB34 5ET

what3words: ///daffodils.comet.holidays - brings you to the property

## General

Local Authority: Aberdeenshire Council

Services: Electricity - Mains, Heating - Oil (house) and electric (Tanar View), Drainage - Dalwhing Mill House Septic Tank and Tanar View Septic Tank, Water - Mains. Bottled gas for range hob in the main property.

Broadband: Fibre

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: To be discussed by separate negotiation

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

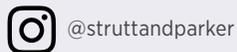
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