



# Shevado

Maud, Aberdeenshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An attractive home in a beautifully maintained former Home Farm building, originally of Brucklay Castle Estate.

An immaculate home with beautifully appointed accommodation located in the heart of Buchan, Aberdeenshire. The granite building is enhanced with a clock tower and beautifully presented gardens and grounds. Shevado has been styled and finished with elegant décor.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**2.45 ACRES**



**FREEHOLD**



**RURAL**



**2,092 SQ FT**



**OFFERS OVER  
£395,000**



### The property

This highly attractive five-bedroom home offers more than 2,000 sq. ft of sympathetically renovated accommodation arranged over two floors. Forming part of a substantial steading building, the property features attractive, stylish living space as well as a wealth of workshops, a studio/office and garaging space.

The home provides two well-presented reception rooms on the ground floor, including the well-proportioned sitting room with its dual aspect windows to the front and rear, wooden flooring and fireplace fitted with a logburner. The adjoining dining hall provides further space in which to relax or dine, with Amtico parquet flooring, while the ground floor also features a beautifully presented kitchen with space for a dining table. The kitchen is fitted with farmhouse-style units and a range cooker, while the pantry and utility room provide further space for storage and home appliances.

There is one double bedroom on the ground floor, which could be used as a study if required. Upstairs there are a further four double bedrooms, including the principal bedroom with its en suite shower room, which has a large shower unit with a rainfall shower head. One of the bedrooms has an adjoining study/dressing room with a skylight overhead. The first floor boasts a family bathroom with dual washbasins and a freestanding roll-top bathtub with a shower attachment, there is also a separate shower room with a corner shower unit and floor-to-ceiling tiling.

### Outside

The home forms part of a larger converted steading building, set back from the main road and surrounded by beautiful rolling countryside. An access drive leads from the road to the property, providing plenty of parking space in the gravel parking area at the front and rear, as well as easy access to the garage and other outbuildings, which are set on the other side the central archway.



In addition to the garage there are various workshops and an immaculate studio/office, which is ideal for home working and creative endeavours. The large steading also offers the opportunity for further development. The garden at the front is surrounded by picket fencing and includes an area of lawn with several mature trees. Through the covered archway there is access to the private rear garden, which includes an immaculately presented lawn area.

### Location

The small village of Maud lies in a picturesque rural position in northeast Aberdeenshire, 14 miles from the east coast town of Peterhead and 14 miles north of the market town of Ellon. The village provides various everyday amenities, including a primary school, convenience store, petrol station, a community resource centre with a doctor's surgery and gym, two cafés, hairdressers and beautician. Further amenities, including primary school, and post office are available in the neighbouring villages of New Deer and Mintlaw

offers both primary and secondary schooling. Ellon also offers academy schooling and supermarkets. The fishing port town of Peterhead offers a wider choice of shopping, supermarkets, restaurants, cafés and leisure and cultural activities, while Aberdeen is easily accessible, approximately 30 miles to the south. The area offers easy access to the beautiful beaches of Scotland's east coast and the Moray Firth, while the stunning landscapes of the Cairngorms are also within easy reach, providing extensive hiking, cycling and other outdoor pursuits.



### Distances

- Maud 1.4 miles
- Mintlaw 6.5 miles
- Ellon 14 miles
- Fraserburgh 14.5 miles
- Peterhead 15 miles
- Inverurie 22 miles
- Aberdeen 31 miles

### Nearby Stations

- Inverurie 22 miles
- Aberdeen International Airport 32 miles

### Key Locations

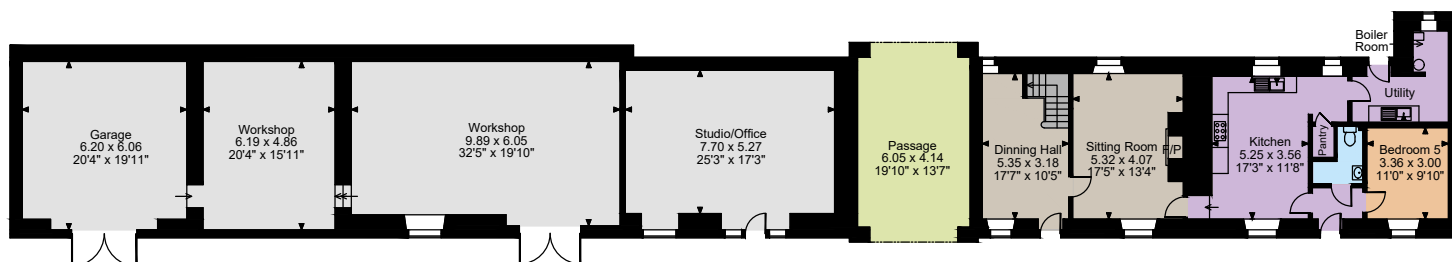
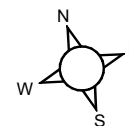
- Haddo House
- Pitmedden Gardens
- Fyvie Castle
- Castle Fraser
- Macduff Marine Aquarium
- Cullen Bay and Viaduct

### Nearby Schools

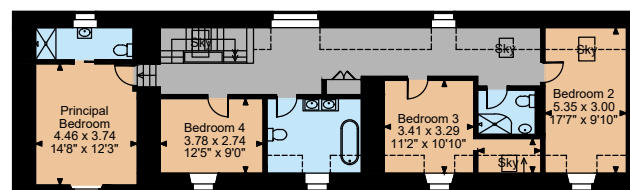
- Albyn School Aberdeen
- Robert Gordon Aberdeen
- Gordonstoun School Elgin







Ground Floor



First Floor

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 2,092 sq ft (194 sq m)  
Garage internal area 396 sq ft (37 sq m)  
Office/Studio internal area 472 sq ft (44 sq m)  
Workshop/Shed internal area 980 sq ft (91 sq m)  
Total internal area 3,940 sq ft (366 sq m)  
For identification purposes only.

## Directions

Post Code: AB42 4QN

what3words: ///managers.seducing.sideboard

## General

Local Authority: Aberdeenshire Council

Services: Electricity - mains, Water - mains, Drainage - private, Heating - oil fired.

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

Council Tax: Band D

EPC Rating: C

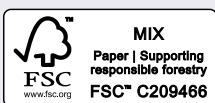
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Perth

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