



Beaufield House, Meikle Wartle, Inverurie,
Aberdeenshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Beafield House, Meikle Wartle, Inverurie, AB51 5BT

A substantial detached SIP home with integrated house/annexe and generous grounds.

Oldmeldrum 8 miles, Inch 8 miles, Inverurie 10 miles, Aberdeen 26 miles

Reception hall | Drawing room | Sitting room
Family area | Dining room | Games room | Office
Kitchen | Breakfast area | Utility | Cloakroom
Principal bedroom with en suite shower room and dressing room | 6 Further bedrooms, 4 en suite | 2 Family bathrooms | Garden | Bar
Double garage | Garage | Workshop | Shed
Wood store | EPC rating B

The property

Beafield House is an immaculate detached SIP home, set within a convenient and attractive setting, offering over 5,500 sq. ft of versatile accommodation over two light-filled floors.

There is an impressive double-height reception hall with glazed frontage. From the reception hallway there are doors to a wonderfully light and bright sitting room with its brick feature fireplace and stove and wide walk-in bay window framing garden views. Double doors flow into the formal dining room, the sociable open-plan kitchen/family area offers high quality fixtures and fittings and views and access to the south-westerly terrace. Adjacent is a large utility room and a cloakroom. The ground floor houses one of seven bedrooms complete with a modern en suite shower room and doors to the integrated double garage. The first floor enjoys the wonderful principal bedroom suite enjoying a balcony with elevated views, an en suite double shower room and a dressing room, there is a luxurious family bathroom with Jack and Jill access from the fourth bedroom, and five well-proportioned bedrooms, two of which have en suite shower rooms. Beafield House could potentially offer

a integral self-contained first floor suite. There is a fantastic and fully independent, yet integrated, two bedroom house/annexe. From the entrance hallway and on reaching the top of the staircase the first door takes you to the integrated house. The house has a fabulous 20 ft. charming mezzanine vaulted games room and balcony with sitting area which is currently used as a cinema room. There is a drawing room, kitchen, two bedrooms and both of which are en suite. The property benefits from its own entrance porch and an integrated garage.

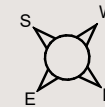
Outside

A generous countryside plot wraps around the property, bordered by established hedging and shrubbery providing great privacy. There is a long gated private sweeping tarmac driveway opening up beside Beafield House offering ample parking. The grounds are largely laid to lush level lawn interspersed with various herbaceous planting and vibrant flower borders. There is a sun terrace, seating areas and various outbuildings.





Beaufield House, Meikle Wartle, Inverurie
 Main House internal area 5,516 sq ft (512 sq m)
 Garages internal area 800 sq ft (74 sq m)
 Swimming Pool & Bar internal area 492 sq ft (46 sq m)
 Workshop internal area 657 sq ft (61 sq m)
 Shed & Wood Store internal area 469 sq ft (44 sq m)
 Balcony external area = 122 sq ft (11 sq m)



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8558936/GBR



Directions

From Inverurie head north-west following the B9001 for around 7 miles before turning left onto the A920. After 1.9 miles turn left and right in 0.3 miles, where the property will be on the right.

what3words: ///confident.uplifting.blending
 Postcode: AB51 5BT

General

Local Authority: Aberdeenshire Council
Services: Electricity - mains, water - mains, drainage - septic tank, heating - oil
Council Tax: Band G
Fixtures and Fittings: Garden moveables are excluded from the sale. **Tenure:** Freehold
Offers over: £725,000

Perth

5 St John Street, Perth, PH1 5SP

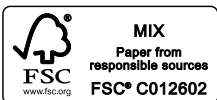
01738 567892

perth@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

