



Nether Cuttlehill, Ruthven, Huntly, Aberdeenshire

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**STRUTT
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Nether Cuttlehill, Ruthven, Huntly, AB54 4SY

A charming stone built property with extensive outbuildings including stabling and grounds extending to 12 acres.

Keith 9, Cullen 16 miles, Elgin 26 miles, Aberdeen Airport 40 miles, Aberdeen 45 miles, Inverness 64 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/Breakfast room | Utility
Boot room | Cloakroom | 4 Bedrooms | Family bathroom | Outbuildings comprising garages, stables, workshop/tractor garage, animal shelter, bothy & storage | Garden | 12 acres
EPC rating E

The property

Nether Cuttlehill is an appealing rural property offering well-presented, light-filled accommodation with contemporary styling and fresh, neutral décor. Nether Cuttlehill enjoys a south facing aspect, a north facing glazed entrance with double doors opens into a bright hallway, which gives access into the spacious sitting room. Enjoying the ambience of a large wooden fireplace with decorative tiling, the sitting room has exposed timber flooring and offers a comfortable setting for downtime with French doors providing a connection to the garden. A designated dining room provides the ideal environment for hosting family and friends, with a further attractive fireplace also featuring ornate tiling. The kitchen/breakfast room provides the heart of the home with farmhouse-style wood-fronted cabinetry, a window seat unit, space for informal dining, a cast-iron range stove and beautiful flagstone flooring. Ancillary space is provided by a utility room and an adjacent boot room. Upstairs there are four bedrooms, with the principal room having a wall of fitted wardrobe storage. The family bathroom, of vintage style, includes a clawfoot bathtub, attractive wall panelling in pastel colour tone and also offers a shower cubicle.

Outside

With its secluded countryside setting, the property provides a tranquil haven with glorious views to the surrounding landscape. Gravelled and brick terracing with a curved design adjoins the house with paved pathways offering a journey to the entrance and around to the side where there is a setting outside the sitting room to relax and the perfect spot for outdoor dining. The garden is mainly laid to lawn interspersed with shrubs and groups of trees creating a pleasing naturalistic setting in keeping with the terrain with an abundance of wildlife. The linking outbuilding units are set around a gravelled courtyard and offer a variety of options for use, including workshop, equipment storage for outdoor pursuits, potting shed, logstore and garaging. For equestrian-enthusiasts, there are four stalls and in the grounds a shelter with adjoining tool shed.

Location

Nether Cuttlehill is within easy reach of the A96 which links Aberdeen to Inverness via Huntly, Keith and Elgin. Nearby Huntly offers a range of shops, supermarkets, professional services and a golf club, in addition to facilities available in Keith which provides retail and leisure opportunities, as well as a health centre, hospital and A&E. Railways services are available at both Huntly and Keith for access to Aberdeen, Inverness and Edinburgh and a sleeper service from Aberdeen provides journeys to London, whilst Aberdeen Airport 45 miles distant. Private schooling is available in Aberdeen at Albyn, Robert Gordons, The International School and St Margaret's, or at Gordonstoun near Elgin.





Floorplans

Nether Cuttlehill, Ruthven, Huntly

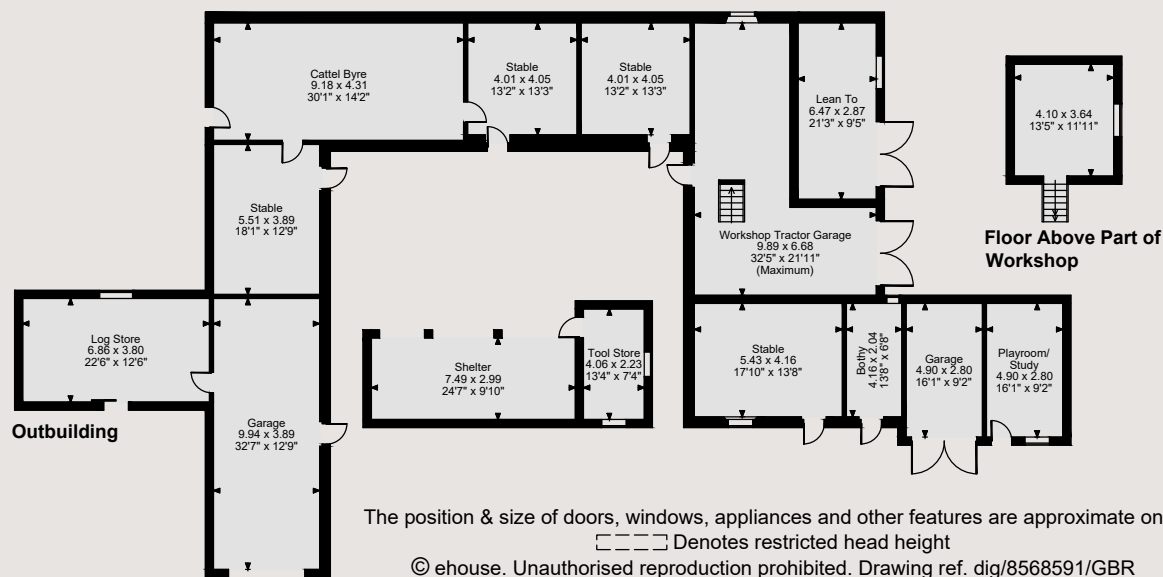
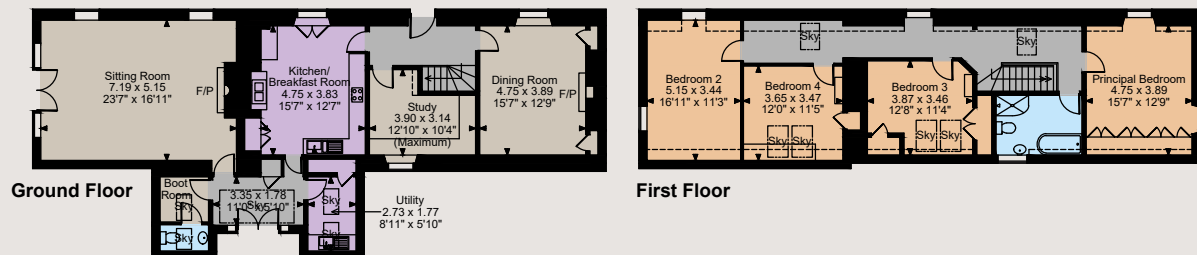
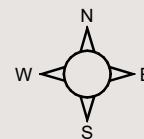
Main House internal area 2,262 sq ft (210 sq m)

Garages internal area 1,053 sq ft (98 sq m)

Outbuildings internal area 2,311 sq ft (215 sq m)

Lean to internal area 200 sq ft (19 sq m)

Total internal area 5,826 sq ft (541 sq m)



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

□ □ □ Denotes restricted head height

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Directions

what3words: ///worldwide.because.song

Postcode: AB54 4SY

General

Local Authority: Aberdeenshire Council

Services: Electricity – mains, water – private well, heating oil fired, drainage – septic tank.

Council Tax: Band D

Fixtures and Fittings: By separate negotiation

Right of Access: There is a right of access over a small part of the drive that leads up to Nether Cuttlehill

Tenure: Freehold

Offers over: £570,000

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