



Lower Shampher

Strachan, Banchory

A splendid four-bedroom period home with farm outbuildings and about 4.4 acres, in a stunning setting.

A delightful detached house occupying a commanding hillside position, just outside the small village of Strachan and overlooking the valley of the Water of Feugh. The property offers comfortable accommodation with plenty of character, 3 horse stables, a field and a paddock extending to about 4.4 acres and within easy reach of both the bustling town of Banchory and the wild, rugged Cairngorms.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PADDOCK OUTBUILDING GARAGE



4.4 ACRES



FREEHOLD



RURAL



1,881 SQ FT



OFFERS OVER £395,000



The property

Lower Shampher is a charming period house that features four bedrooms and a wealth of character details, as well as stunning, far-reaching views, while there are also several outbuildings, providing the potential for development.

The three ground-floor reception rooms include the comfortable sitting room, which has wooden flooring, a feature fireplace and a dual south and west-facing aspect, welcoming plenty of natural light and affording sweeping views across the surrounding countryside. There is also a sunny conservatory with panoramic views and a dining room in which to entertain or enjoy family meals, featuring an imposing, original stone-built inglenook fireplace, which has been fitted with a woodburning stove. Additionally, the ground floor has a social kitchen and breakfast room with tiled flooring, wooden fitted units and space for all the necessary appliances, as well as a breakfast area with built-in seating.

From the central inner hallway with W.C., a turned staircase leads to the first-floor landing, off which there are four well-presented bedrooms. These include the principal bedroom with its built-in wardrobes and commanding views, and three further bedrooms, two of which feature fitted storage and wash hand basins. The fourth bedroom is ideal as a study, a dressing room or a nursery. Also on the first floor is a family bathroom with a bathtub and separate shower unit.

Outside

The property is located approximately half a mile along a lane, which winds up the valley and leads to both the house and outbuildings, providing plenty of parking and turning space. The outbuildings include a large shed or barn including a vehicle inspection pit, stone and brick-built stables ideal for accommodating and separating up to three horses, and a stone-built bothy, all of which provide more than 2,500 square feet of storage space in total, as well as representing potential for development, subject to the necessary consents.



Outside

The garden surrounding the property includes gravel terracing at the rear, a patio area at the front, and a south-facing area of lawn. There is also a four-acre field beside the outbuildings with a stream running along the side of the field, which is ideal for grazing livestock or equine training and exercise. There is also a practical separate second paddock.

Location

The property is set in a peaceful and picturesque rural setting just outside the small village of Strachan, just over four miles southwest of Banchory and with stunning, far-reaching countryside views. Banchory sits on the point where the River Dee meets the Feugh River, surrounded by beautiful rolling Aberdeenshire landscapes. The town has plenty of shops, cafés, restaurants and local amenities, including supermarkets, plus two primary schools and a secondary school.

Golf is available at Banchory Golf Club or the nearby Inchmarlo Golf Centre, while the stunning landscapes of the Cairngorms National Park are within easy reach. Aberdeen is 23 miles to the northeast, with its excellent shopping, culture and leisure facilities.

Lower Shampher is well positioned to enjoy the magnificent countryside, and yet Aberdeen is within comfortable commuting distance. Driving to the city of Aberdeen will take you around 40 minutes.



Distances

- Banchory 4.3 miles
- Stonehaven 17.2 miles
- Aberdeen 23.1 miles
- Inverurie 25 miles
- Montrose 41.7 miles

Nearby Stations

- Aberdeen
- Stonehaven
- Laurencekirk
- Portlethen

Key Locations

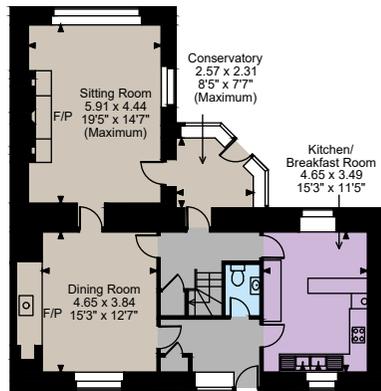
- Highland Games Centre
- Braemar Castle
- Linn of Dee
- Mar Lodge Estate
- Invercauld Castle
- Glenshee Ski Centre

- Balmoral Castle
- Royal Lochnagar Distillery
- Ballater
- Crathes Castle
- Drum Castle
- Craigievar Castle.

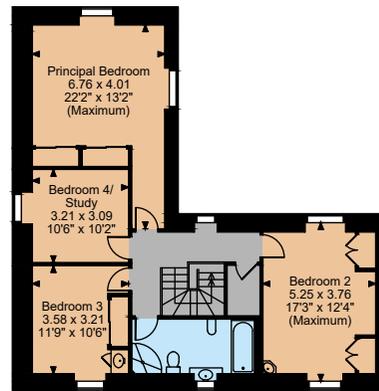
Nearby Schools

- Banchory 2 Primary Schools
- Banchory Academy
- International School Aberdeen
- Robert Gordon's
- St Margaret's
- Lathallan Private prep school near Stonehaven.

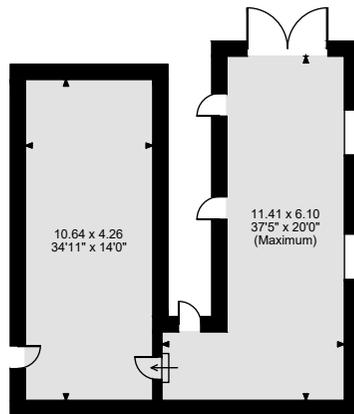




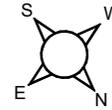
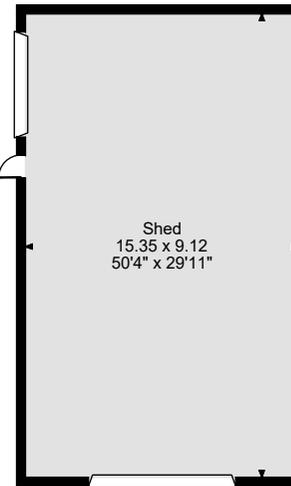
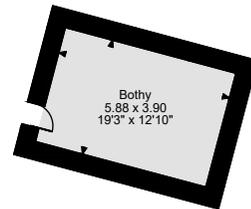
Ground Floor



First Floor



Stables



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

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Floorplans

Main House internal area 1,881 sq ft (175 sq m)

Shed internal area 1,507 sq ft (140 sq m)

Stables and Bothy internal area 1,278 sq ft (119 sq m)

Total internal area 4,666 sq ft (433 sq m)

For identification purposes only.

Directions

Post Code: AB31 6NP

what3words: ///tissue.announced.riding

General

Local Authority: Aberdeenshire Council

Services: Electricity - mains, heating - anthracite (coal), drainage - private septic tank, water - private.

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

Council Tax: Band G

EPC Rating: Band D

Fixtures and Fittings: By separate negotiation.

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

Right of Access: The farmer has a right of access over the driveway belonging to Lower Shampher leading to the ground above the property.

Perth

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