



Mandara | Drybridge | Buckie | Moray | AB56 5LB

[www.cclproperty.com](http://www.cclproperty.com)

# Mandara, Drybridge, Buckie, Moray, AB56

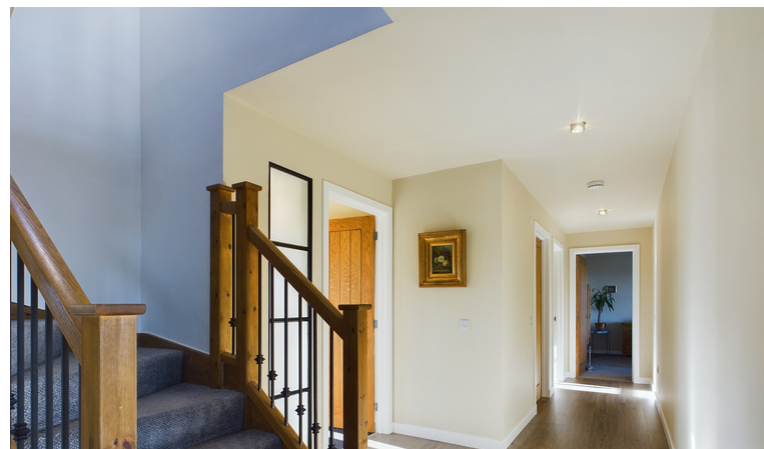
## 5LB

- Superb spacious 4 bedroom detached house
- Set in 3 acres of land
- Fantastic Well equipped Stable Block for the Equestrian Enthusiast
- Fantastic views over the countryside & to the Sea
- Detached double garage & Driveway parking for several vehicles
- Large well-maintained garden grounds
- Spacious Lounge with double doors to the front
- Superb Modern Dining Kitchen & Utility Room
- 2 Family Bathrooms, 2 En-Suites & W.C.
- Beautiful open seating gallery with doors to Balcony

### Situation

CCL are delighted to offer a unique opportunity for an idyllic change of pace to a country lifestyle choice in this beautifully presented, and extremely well appointed four-bedroom detached house situated on approximately 3 acres of land. For the equestrians amongst us, the fantastic stable block has 3 individual stables and adjoining tack room and storeroom there are 2 generous paddocks. Surrounding the property are well maintained garden grounds with a large detached double garage, three stables and 2 stores. Large area of lawn to the front and gravel driveway leading up to the house which has ample parking for several cars. Lovely countryside & sea views from the front garden, further wild meadow garden with pond.

The property occupies an ideal country location, just a few miles from the main A98 at Arradoul and a short distance from Buckie. The town facilitates good vehicular access and is located off the A98 Elgin to Fraserburgh road. The property is well serviced with easy access for Aberdeen and Inverness. The surrounding areas of Aberdeenshire and Moray are well known for outstanding scenery, as well as a host of historical, cultural, outdoor leisure pursuits. On offer are rolling countryside, idyllic beaches, rugged glens, championship golf courses, salmon and sea trout fishing, Whisky Trails, seaside towns, markets burghs and turreted castles. The area boasts the most extensive and diverse tourist trade. Elgin, the administrative capital of Moray is 27 minutes away by car and offers a vast array of amenities and facilities including Moray College UHI, quality schooling, supermarkets, leisure centre and a good range of independent shops and restaurants. The city is





#### Property

Entrance Vestibule (1.97m x 1.64m):

Accessed via a UPVC door into the light, bright vestibule which in turn leads to the spacious hallway. Also door to the coats cupboard.

Cloaks Cupboard (2.90m x 0.82m):

Large space providing ample storage for coats and shoes.

Hallway (7.79m x 1.18m x 2.22m):

Accessed via the vestibule, this a bright welcoming hallway, providing access to most of the accommodation and has staircase leading to the upper floor.

Lounge (6.02m x 4.71m):

Beautiful, elegant and extremely spacious room with large French doors leading to the outside space. Oak double internal doors providing access to the lounge from the hall.

Dining Kitchen:(6.21m x 4.31m)

Well-appointed modern dining kitchen fitted with a large selection of grey gloss wall and base units with contrasting wooden work tops incorporating a composite 1/2 bowl sink and drainer and grey splash back. Integrated double oven and microwave, dishwasher and fridge freezer. Induction hob with stainless steel hood. Large window to the side as well as sliding doors leading to an outdoor seating area provide excellent natural light and also fantastic views of the surrounding countryside. Lovely dining space also enjoying the spectacular views.

Utility Room:(5.59m x 2.80m)

Spacious utility room fitted with the same grey gloss base units, splashback and wooden worktops as kitchen. With undercounter space for white goods. Ample worktop and storage space. External door provides access to the side of the property. Door to WC.

WC (2.31m x 0.90m):

Fitted with 2 piece white suite. Frosted window to the rear.

Bathroom (2.18m x 2.85m):

Good size bathroom with 3 piece white suite comprising of WC, sink and bath also a corner multi-jet spray shower. Pale grey aqua panelling throughout with complimenting dark grey vinyl flooring. Heated towel rail and window to the rear.

Bedroom (3.72m x 2.87m):

Situated to the rear this double room is bright and airy, is currently being used as a study/home office.

Bedroom (3.81m x 3.21m)

A further bright and airy large double room with picture window to the front. Door leading to dressing area and en-suite. Also open archway leading to a versatile area.

Versatile Area (2.94m x 2.29m):

Excellent additional space within bedroom with a window to the front, which is currently used as a music room or Study.

Ensuite:

Accessed via dressing area in the bedroom, the en-suite comprises of a 2 piece white suite with corner shower.

Upper Landing/Gallery (9.43m x 7.74m x 4.82m):

Fantastic open area with three sky lights providing excellent natural light from the rear. Double doors at the front lead to the balcony and provide stunning sea views across the Moray Firth. Currently used as a seating area but would also make an excellent area for dining and entertaining. Further lovely seating area at the other side ideal for a relaxing coffee. Also, has two cupboards providing additional storage.

Balcony (4.47m x 2.03m):

Balcony to the front of the property with artificial grass provides excellent views across countryside and out to the Moray Firth.

Bedroom (6.42m x 3.59m):

Light and spacious bedroom with double aspect, ample space for free standing furniture. Two double fitted wardrobes with mirrored doors provide excellent hanging space. Door to en-suite.

Ensuite:(1.86m x 1.80m)

Fitted with a 2 piece suite comprising of WC and wash hand basin in vanity unit and a corner shower.

Bedroom (6.42m x 4.16m):

A further spacious bedroom again with double aspect windows, ample space for free standing Two double fitted wardrobes with mirror sliding rooms provide excellent hanging space.

Family Bathroom (2.60m x 2.43m)

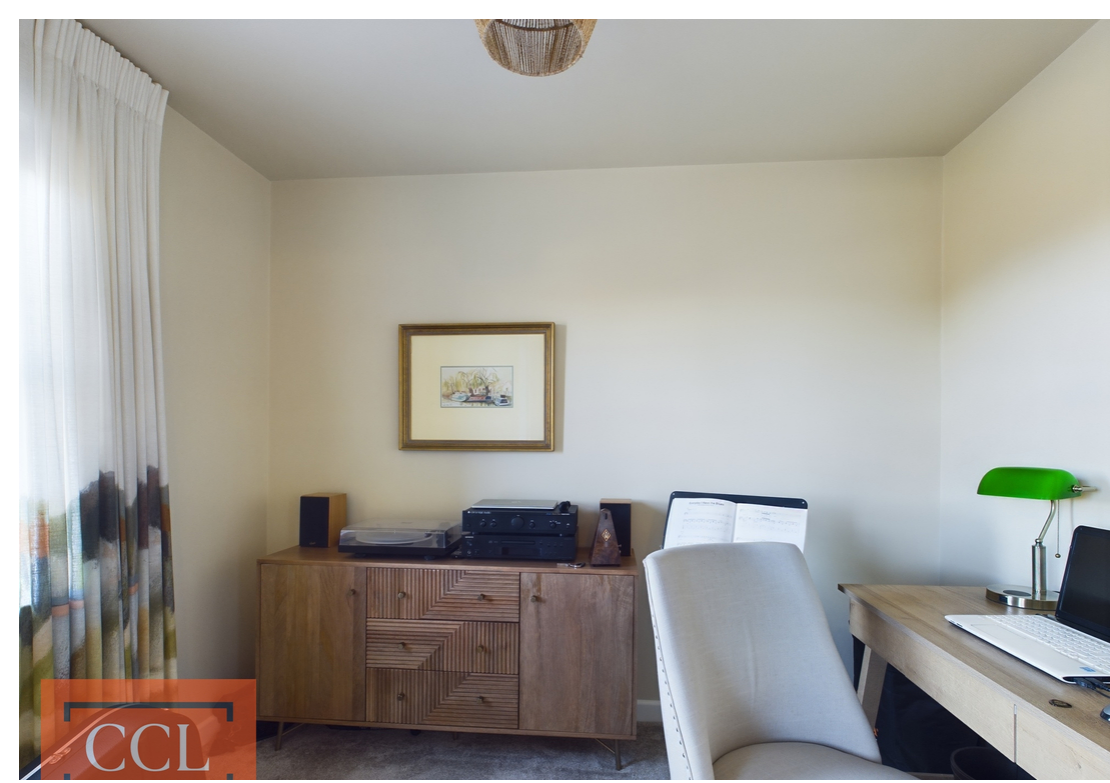
Fitted with a white 3 piece suite with feature corner jet spray bath and separate corner shower fitted with aqua panels and mains shower.

#### External

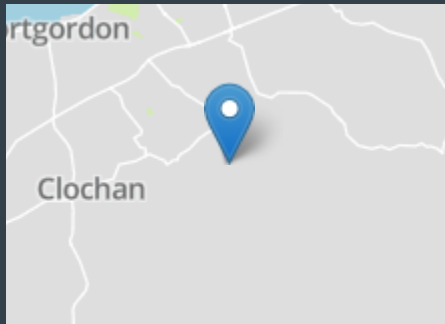
Well maintained grounds surround the property with a large area of lock block directly outside the property and leading to the large double garage. Sweeping gravel driveway provides ample parking for several vehicles, extends across the whole property to a further single garage and with large grass area to the front. Also, a bin store and the oil tank in the field to the rear. Also a lovely wild meadow garden to the side with large poly tunnel and pond.

Stables: Extremely well appointed stable block with three stables, all with split barn style doors a store/feed room and a tack room, to the side is further covered area currently housing a chicken run and to the other side there is a boiler room housing all the equipment for the oil heating, as well as proving further storage. The grounds continue to three acres of land including 2 paddocks for exercising the horses or ponies.









Approximate total area<sup>(1)</sup>  
219.89 m<sup>2</sup>

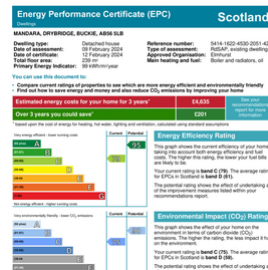
Reduced headroom  
4.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.