



WHITE COTTAGE

CRAIGWELL, ABOYNE



“A charming detached, four bedroom country cottage and restaurant with extensive gardens and around 5 acres of land, situated in the heart of **Royal Deeside** offering an idyllic rural business lifestyle.”





White Cottage, Craigwell, Aboyne, Aberdeenshire, AB34 5BP

Attractive and spacious mixed-use cottage, offering four double bedrooms and flexible accommodation with the ability to be a large family home or for continued use as a country kitchen restaurant †

Approximately 5 acres of appealing amenity land with tourism development potential or suitable for equestrian use and/or extended garden areas for the budding horticulturist.

Offers Over £620,000

or available as two lots:

Lot 1 - White Cottage, Restaurant & Land

- + Spacious four bedroom cottage
- + Maintained gardens and parking
- + Around 1.14Ha (2.81 acres) of land including tree belt

Offers Over £500,000

Lot 2 - Mission Hall & Land

- + Quaint redundant granite bothy
- + Convenient roadside access
- + Around 0.77Ha (1.90 acres) of land including tree belt

Offers Over £120,000



Property Highlights

- + Large reception room, configured as a restaurant and coffee shop
- + 3 double bedrooms, 1 ensuite master bedroom
- + Large well-equipped commercial kitchen
- + Characterful property with feature fireplaces
- + Sun room with patio access
- + Ground floor WC's
- + Separate private kitchen and formal dining room
- + Family bathroom
- + Adjoining garage with ample storage

Distances

Aboyne 2 miles

Braemar 13 miles

Banchory 11 miles

Aberdeen 25 miles

A90 (via Milltimber Junction) 22 miles



† White Cottage is currently run as a licensed restaurant and coffee shop, trading as John's Kitchen and Country Shop. Aberdeen & Northern Estates are not engaged in selling any business interest and, as such, published prices are for sale of the physical property only.



Lot 1 - White Cottage, Restaurant & Land

4 bed mixed use cottage, garage/store, gardens, car parking and c.1.14Ha (2.81ac) land
what3words location: ///accussing.marmalade.share

Lot 1—White Cottage & Land

White Cottage - approx. 264 sq m floor area

Dating back to at least 1866, White Cottage has been significantly altered and extended to provide generous accommodation in the last 35 years or so. The property is currently partially run as a restaurant / coffee shop, with owner's accommodation.

Upon entering the bright entrance vestibule to the front of White Cottage, a set of double doors takes you into the characterful and cosy cottage which is open plan, bright and airy and configured as a dining room and shop. Gents and Ladies/ Accessible WC's are located off the dining room, which could be easily converted to a large family bathroom. To the western end of the cottage is a hallway to access the commercial kitchen and the private dining room and owner's accommodation. A large sun room with exposed stone wall and patio doors is located off the western gable of the cottage which is fully glazed to enjoy views of the garden. The generous kitchen and preparation areas are currently fitted out with quality commercial fixtures including large gas range, extraction units and stainless steel cabinetry and benches. **All commercial kitchen equipment is not included in the sale but available to purchase by separate negotiation.**

Currently utilised as the kitchen store and pantry, the large garage is of modern construction and comprises ample attic storage. Whilst fitted and configured as a commercial kitchen with dedicated WC, this could be easily transformed to a spacious and practical family kitchen with ample pantry and larder storage (subject to necessary Local Authority consents).

The owner's accommodation on the ground floor comprises a large open plan dining room with patio doors and adjoining bright and airy kitchen with double-aspect windows looking out over the beautiful garden grounds. The kitchen comes fully fitted with modern base and wall units as well as a professional gas 'Paul Bocuse' range cooker. A private stairwell off the dining area takes you to the first floor accommodation comprising of three double bedrooms, family bathroom and master bedroom with modern en-suite shower room. Ample built-in storage and wardrobes can be found on the first floor, with three bedrooms boasting double-aspect windows.

Beautifully maintained garden areas surround White Cottage incorporating lawns, flower beds, trees and shrubbery along with large paved patio areas for outdoor seating and dining. There is a securely fenced area suitable for pets adjacent the building as well as a separate fenced grass run. Extensive parking is available to the front and rear of the property, which is laid to decorative aggregate. The property is served by LPG central heating via wet radiators throughout. The property benefits from uPVC double glazing throughout as well as a fully wired fire detection and alarm system.

Home Report, EPC, Rates & Council Tax

The Home Report is available to view and download online.

EPC = Band F

Council Tax = Band E

Rateable Value = £4,800 effective from 01 April 2023

Change of Use

Consents for Change of Use from Non-Domestic (Commercial) to Domestic (Residential) may be required to be obtained from the Local Authority - purchasers to make their own enquiries.

Land - approx. 1.14Ha (2.81ac)

The land with White Cottage comprises approx. 2.81 acres of grass and approx. 0.5 acres of coniferous trees. The land slopes down towards the northern boundary along Rose Burn. The land has been topped twice annually, isn't currently stockproof and is not IACS registered.



Lot 2 - Mission Hall & Land

Granite bothy building and c. 0.77Ha (1.90ac) land
what3words location: ///tissue.doted.spokes



Lot 2 - Mission Hall & Land

Mission Hall - approx. 40 sq m floor area

Thought to have been built around 100 years ago, the Mission Hall is of pointed granite construction with exposed semi-dressed quoins and lintels with an attractive slate hipped roof. The building is served with electricity and mains water and currently used as a store. The Mission Hall received approved Local Authority Consents some 20+ years ago to refurbish and substantially extend the building to form a large family home. A similar project may be viable subject to obtaining the necessary Local Authority consents and permissions.

Land - approx. 0.77Ha (1.90ac)

The Mission Hall land comprises approx. 1.43 acres of grass and approx. 0.5 acres of coniferous trees. A strip of native broadleaf trees have been planted in the past. The land gently slopes towards the northern boundary and has been topped twice annually. The land is not currently stockproof and is not IACS registered. The land has had various Local Authority Consents applied for in the past for development, as described elsewhere in this literature.

Potential Land Development

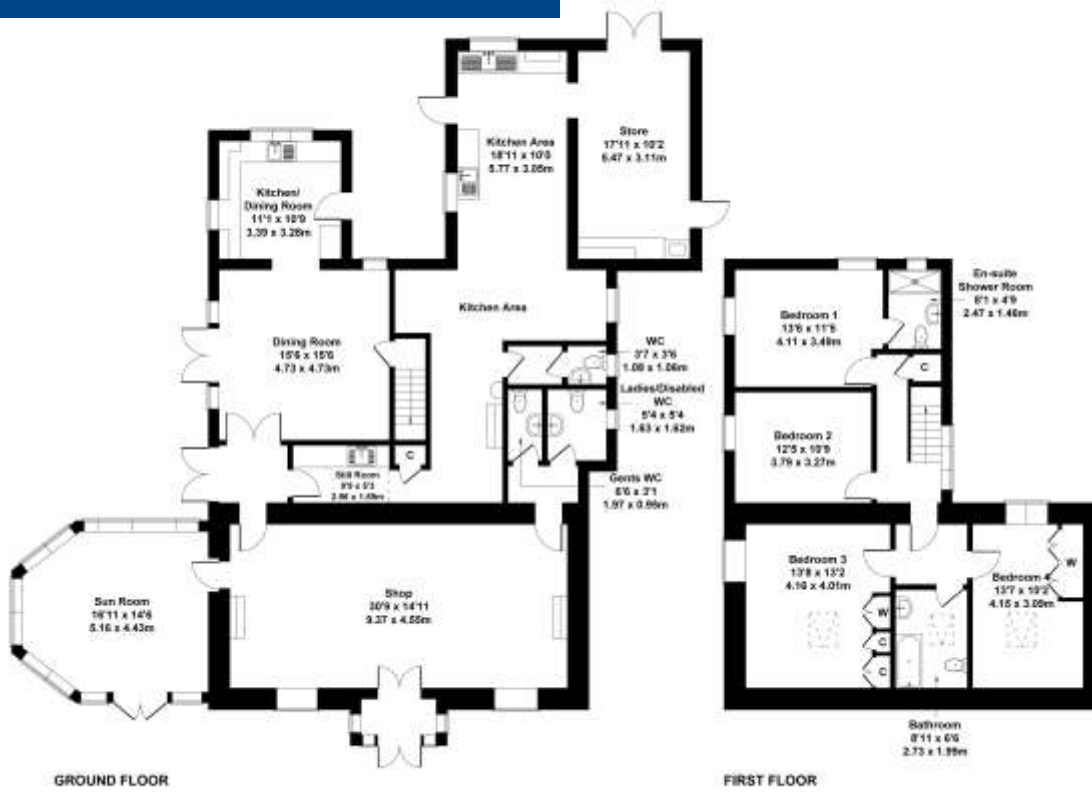
The land, as a whole, received Planning Permission in Principal in 2018 for the creation of a holiday/tourist destination comprising holiday chalets and cottages, motorhome stances, retail and restaurant building and associated car and coach parking nestled amongst sympathetic landscaping and planting. Whilst this initiative has never commenced or been taken forward, there may be scope for similar development on the land subject to obtaining all necessary Local Authority and Regulatory consents and permissions. Details of the application can be viewed on the Aberdeenshire Council Planning Portal using reference APP/2017/0819.



Gross Internal Floor Area (approx): 264 sq m

Ground Floor: 185 sq m / First Floor: 79 sq m

Floor plan provided not to scale and is for illustrative purposes only.



Location & Situation

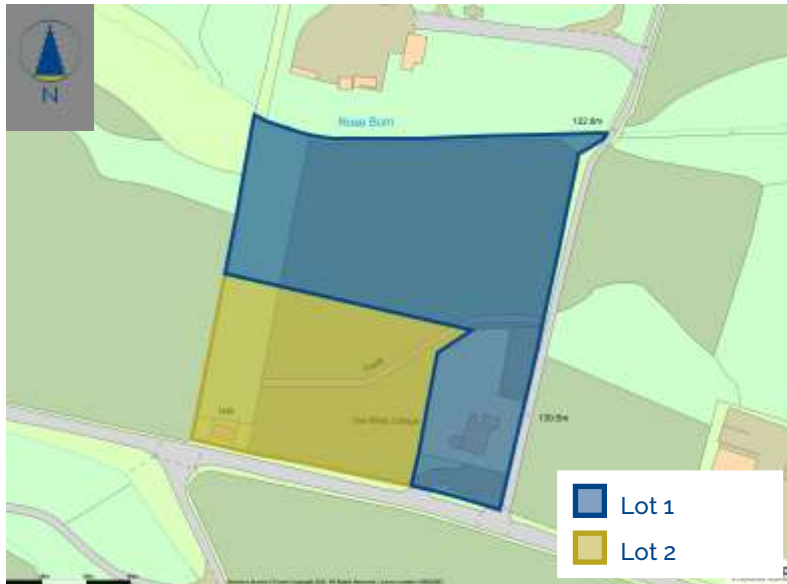
Set in beautiful highland surroundings to the east of the Cairngorms National Park, White Cottage is centrally situated just two miles between Aboyne and Kincardine O'Neil in the highly sought-after Royal Deeside area.

Aboyne is a thriving small country town, best known for the Aboyne Highland Games, the Aboyne & Deeside Festival as well as the historic Aboyne Golf Club which was founded in 1883 boasting a superb 18-hole course. The village is a vibrant local hub with amenities including petrol station, hospital and health centre, Aboyne Primary School and Aboyne Academy, a Co-op food store as well as various hospitality establishments and small retail outlets.

Kincardine O'Neil is a small historic village located between Aboyne and Banchory and offers a selection of local businesses including the Village Store and Post Office. Royal Deeside is a local tourism hotspot offering a plethora of attractions and activities including Balmoral Castle, the summer residence of the Royal Family, Royal Lochnagar Distillery as well as the Victorian Heritage Trail.

The City of Aberdeen lies approximately 25 miles east of Aboyne, accessed via the A93 via Banchory and Peterculter. As well as a plethora of retail, hospitality and events offerings, Aberdeen can be considered the gateway of Aberdeenshire allowing connections nationwide and internationally via air, road and trainlines. The Aberdeen Western Peripheral Route (AWPR) allows easy connection to the A90 to Dundee then onwards to Edinburgh, Glasgow and further afield. The AWPR also offers reduced road travel time to Aberdeen Airport which offers a range of national and international flight connections for domestic or business commuting.

The area is highly regarded for many sporting activities such as golf, mountain biking, trekking and fishing. With beautiful woodland and hill walking trails available on the doorstep, many stunning beaches are also nearby for scenic sunset strolls including Balmedie Beach and the Sands of Forvie.



Property Details & Important Notices

Services: Private drainage, mains electricity and water. LPG central heating. uPVC double glazing.

Local Authority: Aberdeenshire Council, Marr Area Office, School Rd, Alford, AB39 2DQ. Tel: 01975 520400

Home Report: Available online to view and download **Entry:** By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment



To view this property or for further information, contact our agent:

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