

## **LITTLE KNOCKBOG FARM GRANGE, KEITH AB55 6TE**



**5 Bedroom Detached House** set within surrounding grounds which extend to approximately 6 Acres. Additional acreage can be available for purchase if required.

The Property also has development opportunity with a Detached Steading which Planning (now lapsed) had previously been obtained for converting in to a Dwelling.

Accommodation comprises on the Ground Floor a Spacious Hallway, Generous Sized Lounge with wood burning stove, Sun Lounge, Large Kitchen, L-shaped Utility Room, Ground Floor Cloakroom, Ground Floor Bedroom/Sitting Room & Bathroom. The First Floor Accommodation comprises an Open Landing, Master Bedroom with En-Suite Bathroom, 2 further Bedrooms & a 4<sup>th</sup> Bedroom/Box Room.

Double Glazing  
Oil Central Heating  
Detached Garage/Outbuilding with wood store area

EPC Rating - D

**OFFERS OVER £370,000**  
**FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION**

**grampian **property** centre**

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) / [www.gpc-elgin.co.uk](http://www.gpc-elgin.co.uk)

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: [info@gpc-forres.co.uk](mailto:info@gpc-forres.co.uk) / [www.gpc-forres.co.uk](http://www.gpc-forres.co.uk)

Entrance to the property is via a wooden entrance door which leads in to a Spacious Hallway.

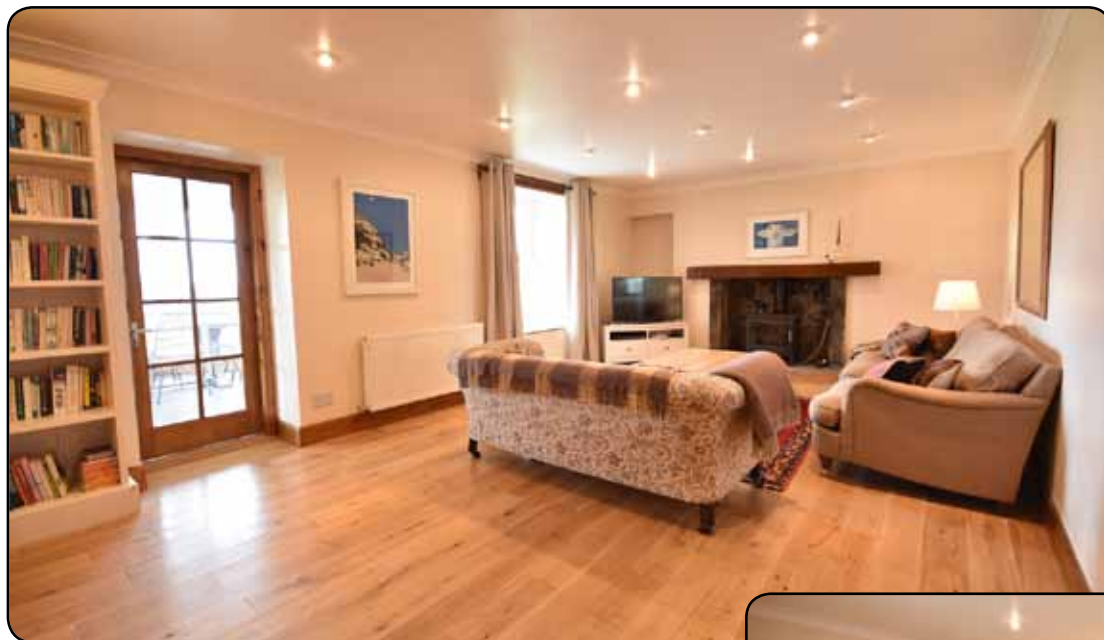
♦ **Spacious Hallway: 18'9" maximum x 11'8" (5.71 x 3.55)**



3 pendant light fittings  
Mains smoke alarm  
Double glazed window to the front aspect  
Double radiator  
A carpeted staircase leads up to the First Floor Landing  
Built-in under stairs storage cupboard  
Built-in storage cupboard which can be accessed from the Hallway or Utility Room  
Tiled flooring which continues in to the Kitchen

Doors lead to the Lounge, Ground Floor Bathroom, Large Kitchen/Diner & the Utility Room.

♦ **Generous Sized Lounge: 21'10" x 13'2" plus door recesses (6.65 x 4.01)**



Coved ceiling with recessed ceiling lighting  
Double glazed window which offers far reaching views across the neighbouring land & distant hills  
Double radiator  
A wooden mantel piece with an attractive stone fireplace which features a multi-fuel stove  
Attractive wood flooring

Doors lead through to the Sun Lounge Extension & the Ground Floor Bedroom.







♦ **Sun Lounge: 12'3" maximum x 13' maximum (3.73 x 3.96)**



Coved ceiling with a ceiling light fitting  
Double glazed windows to all aspects offering views out to distant hills  
Double radiator  
Tiled flooring  
Double glazed double doors give access out to the Grounds

♦ **Large Kitchen: 19' x 13'4" plus door recess area (5.79 x 4.06)**



Coved ceiling with 2 ceiling light fittings  
2 double glazed windows to the side aspect  
Double glazed window to the front aspect  
2 double radiators  
Wall mounted cupboards with under unit lighting, fitted base units, roll top work surfaces & a circular single sink with drainer unit & mixer tap  
Integrated dishwasher

Space to accommodate a free standing Rangemaster Cooker with double oven & grills & a built-in overhead extractor unit  
Space to accommodate a fridge freezer  
Centre island unit  
Ample space to accommodate a generous sized dining table  
Larder: 4'11" x 7' maximum with a strip light fitting, fitted shelf space, tiled flooring & a sliding door leads in to the Utility Room  
Tiled flooring



♦ **L-shaped Utility Room: 13'1" maximum x 10'11" maximum (3.98 x 3.32)**



2 ceiling light fittings  
Mains smoke alarm  
Double glazed window to the rear aspect  
Single radiator  
Fitted base unit with Belfast sink & mixer tap  
Space for a washing machine, tumble dryer & additional white goods  
Fitted roll top work surface  
A door leads in to the Larder & then in to the Kitchen

Built-in storage cupboard accessed from the Hallway or Utility Room.

A rear entrance door gives access out to the Gardens & a sliding door leads to the Ground Floor Cloakroom.

♦ **Boiler Room: 5'5" x 5'10" maximum (1.64 x 1.77)**

Pendant light fitting  
Fitted hanging space  
Fitted shelving  
Boiler located to one corner  
Tiled flooring

♦ **Ground Floor Cloakroom**

Pendant light fitting  
Double glazed frosted window to the rear aspect  
Single radiator  
2 piece suite  
Tiled flooring

♦ **Ground Floor Bedroom/Sitting Room: 10'10" x 13'1" (3.3 x 3.98)**



Coved ceiling with a pendant light fitting  
Double glazed window offering views out to distant hills  
Double radiator  
Fitted carpet



♦ **Ground Floor Bathroom: 12'7" in to door recess x 6'8" (3.83 x 2.02)**



Recessed ceiling lighting  
Double glazed Velux window  
Double glazed frosted window  
Single radiator  
Electric heated towel rail  
Electric shaver point  
4 piece suite with mixer tap to the bath area  
& oversized shower head, multi-jet system  
to the shower area  
Tiled walls  
Tiled flooring

♦ **First Floor Accommodation**

♦ **Landing: 14'1" maximum plus door area x 15'5" maximum (4.29 x 2.18)**



Double glazed Velux windows  
Single radiator  
Part Herringbone design laminate flooring & part  
carpet

♦ **Master Bedroom with En-Suite: 17' maximum in to Bay window recess x 15'7" (5.18 x 4.74)**



Pendant light fitting  
Double glazed windows to the front aspect  
with a window seat & storage  
Double radiator  
Herringbone style laminate flooring





♦ **En-Suite Bathroom: 15'4" maximum x 7'2" (4.67 x 2.18)**



Recessed ceiling lighting  
Double glazed window to the side aspect  
Single radiator  
4 piece suite Double shower cubicle mains shower & double ended bath with a telephone style mixer tap & shower fitting  
Part tiled walls  
Built-in shelved cupboard  
Tiled flooring

♦ **Bedroom 2: 14'5" plus door recess x 11'10" (4.39 x 3.6)**



Recessed ceiling lighting  
Double glazed window to the rear aspect offering views across neighbouring land  
Double glazed window to the side aspect  
Double glazed Velux window  
Double radiator  
Fitted carpet



♦ **Bedroom 3: 12'6" x 10'3" plus door recess (3.81 x 3.12)**



Recessed ceiling lighting  
Double glazed window to the front aspect offering far reaching views & across neighbouring land  
Double radiator  
Fitted carpet





♦ **Bedroom 4/Box Room: 6'6" x 7'7" (1.97 x 2.3)**

Recessed ceiling lighting  
Double glazed Velux window  
Single radiator  
Fitted carpet

♦ **Outside Accommodation**

♦ **Spacious Driveway**

Gravel Driveway which provides parking for several vehicles

♦ **Detached Garage & Wood Store: 39' wide x approx 19' deep**

Divided in to 2 Parts

♦ **Garage Area: 20' wide x 18'7" deep**

Sliding entrance door  
Strip lighting  
Concrete floor  
Fitted work bench

♦ **Store Area: 9'5" x 18'7" deep**

Side entrance door  
Strip lighting  
2 floor drains

♦ **Open Trellis Wood Store: 9'6" wide x 18'6" deep**

Strip lighting

♦ **Spacious Grounds**

Spacious Ground mostly laid to lawn which wrap round the property with a variety of mature trees & shrubs with cut pathways which lead through the Grounds  
Substantially sized poly tunnel to one side

♦ **Grounds**



Approx 6 Acres  
Mostly laid to grass



## ◆ Detached Steading



Planning (now lapsed) was in place to convert the Steading in to a Dwelling.

### ◆ Part 1 – currently used for stabling: 50' long x 16'2"

Double door entrance to the front  
Strip lighting

### ◆ Part 2: 44' deep x 22' wide

Double sliding doors to the front  
Strip lighting

### ◆ Part 3: 55' deep x 16' wide

### ◆ Directions

The postcode should take clients directly to the property. Heading from Keith town centre, take the A95 Banff Road. Travel for approximately 6.3 miles, turn left towards Sillyearn. Travel along this road until you reach the end, then turn right and then take the immediate left. The property will be situated just a short distance up this road on the right hand side; you will see the detached steading that forms part of the grounds on your right.

### Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Additional land may be available for purchase if required, this would be in addition to the advertised price.

### Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition and necessary permissions for use



and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

### Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

### Council Tax

Currently Band E

### Entry

By mutual agreement

### Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

### FREE MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

# grampianpropertycentre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) / [www.gpc-elgin.co.uk](http://www.gpc-elgin.co.uk)

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: [info@gpc-forres.co.uk](mailto:info@gpc-forres.co.uk) / [www.gpc-forres.co.uk](http://www.gpc-forres.co.uk)