



**HOLM,  
KING EDWARD, BANFF,  
AB45 3NB**



**5 BEDROOM FARMHOUSE WITH  
AGRICULTURAL OUTBUILDINGS AND  
ADDITIONAL LAND (BY NEGOTIATION)**

**OFFERS  
AROUND  
£225,000**



**grantsmith**  
L A W P R A C T I C E  
formerly trading as Alexander George & Co



We are pleased to offer for sale Holm, a spacious 5 bedroom traditional farmhouse with agricultural outbuildings. The farmhouse will require renovation. The accommodation comprises 2 reception rooms, a large dining-kitchen and utility area, 5 bedrooms, front and rear stairways leading to first floor accommodation and entrance hallways to front and rear of the property. A range of substantial agricultural buildings adjoin the property with access driveways and large parking areas. Garden. **Land available by separate negotiation.**

“Holm” is located within the King Edward area within 7.7 miles of the town of Banff. Access to the property is over a private driveway leading from a single track country road which branches off the A947 at the King Edward Old Parish Church. A small primary school is located in King Edward, with amenities available in towns of Banff and Macduff.

Viewing is recommended to appreciate this property.

Council Tax Band: D

EPC Band: F

## ENTRY

Entry through partially glazed exterior door into front hallway. Front hallway gives access to dining kitchen, front lounge and front stairway. Under stair cupboard housing electric meter.

## FRONT LOUNGE

(15.25ft x 12.09ft) (4.64m x 3.68m) approx.

Front and side facing windows. Built in shelved cupboard under side facing window. Alcove with built in shelved cupboard. Fireplace.



## DINING KITCHEN

(12.24ft x 15.37ft) (3.73m x 4.68m) approx.

Front and side facing windows. A range of base and wall units. Sink and a half with mixer tap and drainer. Granite style work surface.

Access to utility/boiler room.



## FRONT STAIRCASE

Front Stair giving access to bedroom 1 and 2. Built in shelved cupboard at top of stairs with small roof window providing natural light.

## BEDROOM 1

(13.11ft x 15.11ft) (3.99m x 4.60m) approx.

Front facing window.



## BEDROOM 2

(12.30ft x 13.27ft) (3.74m x 4.04m) approx.

Front facing window. Built in shelved storage. **Damage to ceiling.**



## **REAR HALLWAY**

Rear hallway gives access to Bathroom 1, Bedroom 1/study, rear lounge/dining area, rear stairway and exterior door leading to courtyard and steading. Under stair cupboard providing storage.

## **BATHROOM**

Rear facing frosted window. 3 piece suite with W/C, sink and enclosed shower cubicle.

## **BEDROOM 3/STUDY**

(8.98ft x 11.61ft) (2.73m x 3.53m)

Rear facing window.



## REAR LOUNGE/DINING AREA

'L' shaped room with front and rear facing windows. Open fireplace. Pantry cupboard with shelving. **Damaged ceiling with exposed beams.**

## REAR STAIR CASE

Rear stairs giving access to bedrooms 4 and 5 and bathroom 2. Storage area with roof window providing natural light. Hatch with access to roof space.

## BEDROOM 4

(9.48ft x 15.17ft) (2.88m x 4.62m) approx.

Side facing window.





## BATHROOM

Side facing frosted window. 3 Piece suite with W/C, sink and bath.

## BEDROOM 5

(15.12ft x 7.72ft) (4.60m x 2.35m) approx.

Side facing window. Built in storage cupboards and shelving.

## OUTSIDE

Large front garden laid to lawn with partially tree lined boundary.

Paved front path gives access to single track road.

Large driveway with access to rear of property. Range of agricultural outbuildings with storage/workshop areas.







## **SERVICES**

Mains services: electricity. Private water and drainage. Oil central heating.

## **ENTRY**

By arrangement.

## **VIEWING**

By appointment only through contacting the Grant Smith Law Practice -Tel. 01261 815678 or e-mail [banff@grantsmithlaw.co.uk](mailto:banff@grantsmithlaw.co.uk) - 25 High Street, Banff, AB45 1AN

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