



Cron House

6 bedroom detached house for sale

Offers Over £660,000 Freehold

Description

An exceptional and rare example of a substantial detached dwelling house occupying an enviable elevated position in Ballater on prestigious Royal Deeside.

Throughout the property has been comprehensively refurbished and much improved by the current owners who have professionally styled and designed the accommodation, the result of which is a very successful marrying of "old and new". The house boasts all the character and charm expected of a traditional Victorian property in the form of large windows, high ceilings and spacious rooms. The overall finish of the property is along sleek, modern, contemporary lines and to the highest standard incorporating solid oak joinery.



With six bedrooms and bathrooms plus WC as well as four reception rooms incorporating separate annex Cron House whilst currently a private residential home could lend itself well to a range of uses and semi commercial operations subject to the necessary consents.

As such the property should be viewed to appreciate all it has to offer in full. The accommodation in brief comprises;

Entrance vestibule and Hallway of generous proportions with feature oak staircase.

An open plan style Kitchen Dining Living area which creates a spacious social focal point to the property incorporating a multi fuel stove and central island unit.

Formal dining room with bay window, Turret recess, and feature fireplace.

Formal lounge with access to the external patio, sash and case window and a further turret recess.

Shower room

WC

Laundry room

Boiler room.

On the first floor

Master bedroom of generous proportions with pleasing open outlook enjoying a large dressing room fitted with storage as well as en-suite shower room.

Bedroom two again a large room with dual aspect windows and again offers a dressing room and luxury en-suite.

Bedrooms three and four also large double rooms with pleasing outlook.

Bedroom five is also a double with en-suite in wet room style and outlook across the side gardens.

The family bathroom has a traditional roll top bath and white suite.

A lower landing gives access to further accommodation which could easily be annexed as it has separate external access and has a large bedroom, lounge, separate kitchen, and shower room. This could be ideal as a granny flat or separate live in staff accommodation.

In the instance of a bed and breakfast operation this would make a fabulous private owners accommodation suite.

The annex could also be used as short let accommodation given the high tourist attraction to the area.

Externally the property sits within its own grounds behind electric gates, in majority they are laid to lawn with the driveway finished in decorative stone chips. A large triple garage provides accommodation for multiple vehicles and has a games room above with velux windows.

BULLET POINTS FOR HEADER

REFURBISHED GRANITE VILLA

DETACHED HOUSE

PRIVATE GROUNDS

PLEASING FAR REACHING VIEWS

ELEVATED POSITION

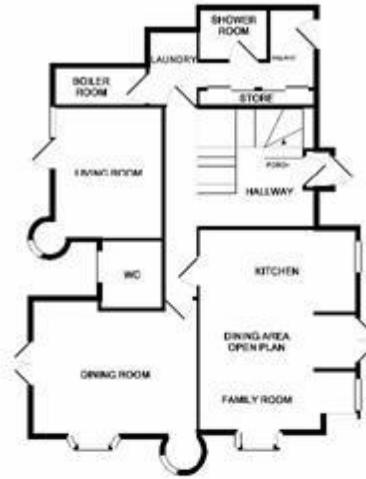
TERRACED GARDENS

GROUND SOURCE HEAT PUMP AND LPG

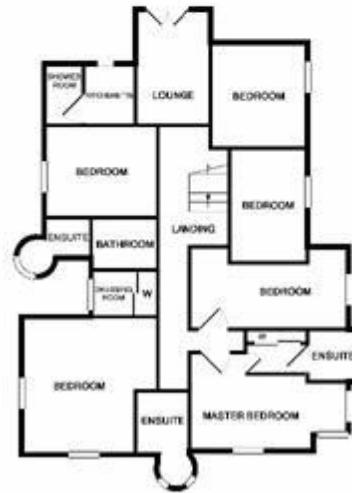
SUITABLE FOR A VARIETY OF USES.

Tenure

Freehold



GROUND FLOOR



1ST FLOOR

These plans provide a general impression of the layout of the property. They are not intended to be used as a legal document. The actual layout of the property may vary from the plans shown. The actual layout of the property may vary from the plans shown. The actual layout of the property may vary from the plans shown.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC	77	80
			77
			80

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions.

Viewing by appointment only
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