



**MILLVIEW HOUSE**

MINTLAW, PETERHEAD, ABERDEENSHIRE



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Commanding detached family home in the heart of rural Aberdeenshire, with double garage and workshop.

Peterhead 11 miles ■ Fraserburgh 15 miles ■ Aberdeen International Airport 30 miles

- 3 reception rooms. 10 bedrooms. 7 bathrooms.
- Expansive family home
- Versatile room configuration
- Potential for multi-generational living
- 4 acres by separate negotiation
- Workshop and double garage



**Galbraith**

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 OnTheMarket



### SITUATION

Millview House is located on the edge of Stuartfield which is a pleasant, picturesque village approximately 10 miles west of Peterhead and 30 miles North of Aberdeen. Stuartfield is ideally placed for commuting to Aberdeen city, Peterhead, Fraserburgh and the International airport at Dyce. With the Aberdeen Western Peripheral Route and dual carriageway from Ellon commuting to the area has become an easy task. There is also a Park & Ride facility at Ellon which many commuters use. This award winning village boasts a range of amenities including a village shop, butchers, primary school, pre-school activities, a pub/inn, as well as a tennis court and a pleasure park.

Further local facilities are available in Mintlaw which lies approximately 2-3 miles distant and is Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size regular bus service to Fraserburgh, Peterhead, Ellon and Aberdeen. Secondary schooling is catered for at Mintlaw Academy and there is also a community Hub, a centre offering a range of activities including a multi gym, sports facilities including an all-weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and a coffee shop. There is easy access to the renowned Aden Country Park and to the Fortmatine and Buchan line walkway.

### DESCRIPTION

Millview House enjoys a superb rural position set back from the small inland village of Stuartfield in the Buchan area of Aberdeenshire. Whilst the village itself is a tranquil community, the wider area has many natural resources and places to visit. Nearby Aden country park is a sprawling county estate park with a plethora of different attractions which families especially enjoy exploring. Pitfour estate is also a scenic walking area with swans and geese abundant. Larger towns are readily accessible and Aberdeen international airport is just some 32 miles drive. A perfect gateway to enjoy a rural lifestyle and all that Aberdeenshire countryside can offer.

Renovated and restored with a great deal of attention to details and with family uppermost in mind, the current owners saw a great deal of potential for Millview House. It certainly has evolved over many years, from its humble beginnings as buildings for the wider farm,, Millview House has grown to the generously proportioned 10 bedroom family home that it is today. Offering a versatility second to none, this house has the potential to offer any new purchaser the ability to work from home, perhaps run a business or equally be ideal for those looking to split live as a multi-generational family. The configuration of rooms spanning over two levels, could be split to accommodate separate living accommodation under one roof. The current owner has previously used Millview as a guest house offering bed and breakfast with a high turnover of trade in the area. This certainly could be something that could be considered for Millview House again in the future. This handsome stone property (former steading complex) stands proudly within its rural location. Accommodation is over two floors and care has been taken within the property to ensure that there were expansive open plan family areas as well as cosier nooks throughout. There are 6 ensuite bedrooms in the house, a further 3 bedrooms are serviced by a shower room and a fourth on the upper level could be used as desired. All rooms are individually decorated and finished to a very high standard and most have a good level of storage either within or with easy access of hallway storage.

Upon entering the main hallway, the generous proportions of the property are evident, spacious with room for a variety of free-standing furniture, the configuration of the home starts to offer many possibilities. The expansive public rooms are equally unique and special. A vast dining kitchen and family room really is the true heart of Millview House, set on open plan with each other, this social space offers the ideal place for any entertaining to begin. The kitchen itself has a wide variety of wall and base mounted units with a large breakfast bar island taking central stage, whilst the family room has garden access, opening up that inside outside feel and a large gas fire and marble mantle for colder winter nights. It is worthy of note that at all turn windows allow a high ingress of natural light to flood in and act as a reminder of the panoramic countryside views surrounding the property. The formal lounge is an inviting room with a working fireplace as its

main focal point, French doors give access to a side courtyard. The third main public room, known by the present owners as the Snooker room, is a superb games room to the main house. This whole section of the property could become a self-contained annex with its own bedroom and shower room accommodation.

Millview House also benefits from a substantial integral pitched roof workshop, measuring 17'6 x 28'5. The workshop also has vehicle and pedestrian access with a ramp which can be available via separate negotiation. Offering substantial potential, the workshop could lend itself well to a variety of purposes. The double garage with pitched roof is equally sizeable and has two vehicle access doors.

Constructed only some 20 years ago, Millview House benefits from double glazed UPVC frame windows and doors with timber soffits. Solar panels to the roof generate electricity. The oil-fired range in the kitchen provides heating to the ground floor along with under floor heating also. The oil-fired boiler in the workshop supplies heating to the radiators at first floor level as well as the hot water.

It is worthy of note that the current owner intends to leave the following items as part of the sale, the full size snooker table, the sauna in the main bathroom, the central vacum system with commercial size motor situated in the workshop. The integral music system is linked to most of the public rooms on the ground floor and will also remain as part of the sale. Several items of furniture may also be available via separate negotiation.

### ACCOMMODATION

Ground floor:- entrance vestibule, hallway, sitting room/dining kitchen on open plan, living room/dining room, snooker room,

bedroom with en-suite shower room, 3 further bedrooms, shower room with WC, bathroom with WC, utility room, box room.

First floor (main):- bedroom with en-suite shower room, 2 bedrooms with en-suite shower rooms, study. First floor (above snooker room):- bedroom with en-suite shower room, store room. First floor (above living room/dining room):- master bedroom with en-suite bathroom.

### GARDEN AND GROUNDS

The garden grounds at Millview House are an extension to the property, the whole family can sit, relax or play, whilst enjoying the peaceful countryside surrounding. Areas of lawn are defined with post and wire fencing to the boundaries and there is a courtyard laid with stone flags to the rear of the property. Access opens into an area of around 4 acres, which can be available via separate negotiation. There is ample parking in the stone chip driveway.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Millview House	Mains	Mains Solar Panels	Septic Tank	Freehold	Oil	Band	D

### DIRECTIONS

Millview can be found by travelling through the village of Stuartfield. Go along Knock Street passing Knock Crescent. Take the road to the left, signposted Benaiah (Teen Challenge UK). Travel along this road until you see a track road veering off to the left (indicated by our for-sale board). Travel along this track road and Millview House is located on the right-hand side.



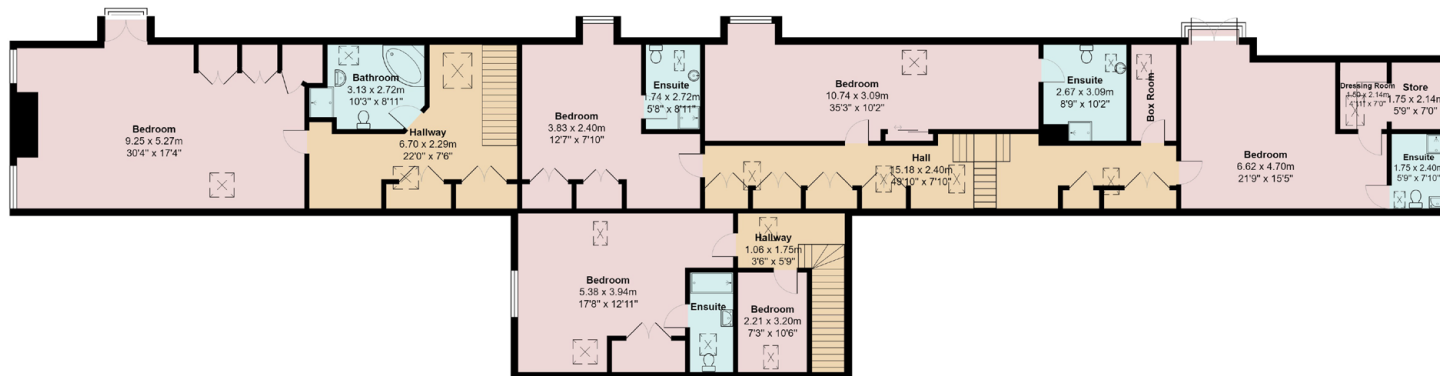




Millview House



Ground Floor



First Floor



## POST CODE

AB42 5DL

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: missions.summit.uplifting

## VIEWINGS

Strictly by appointment with the Selling Agents.

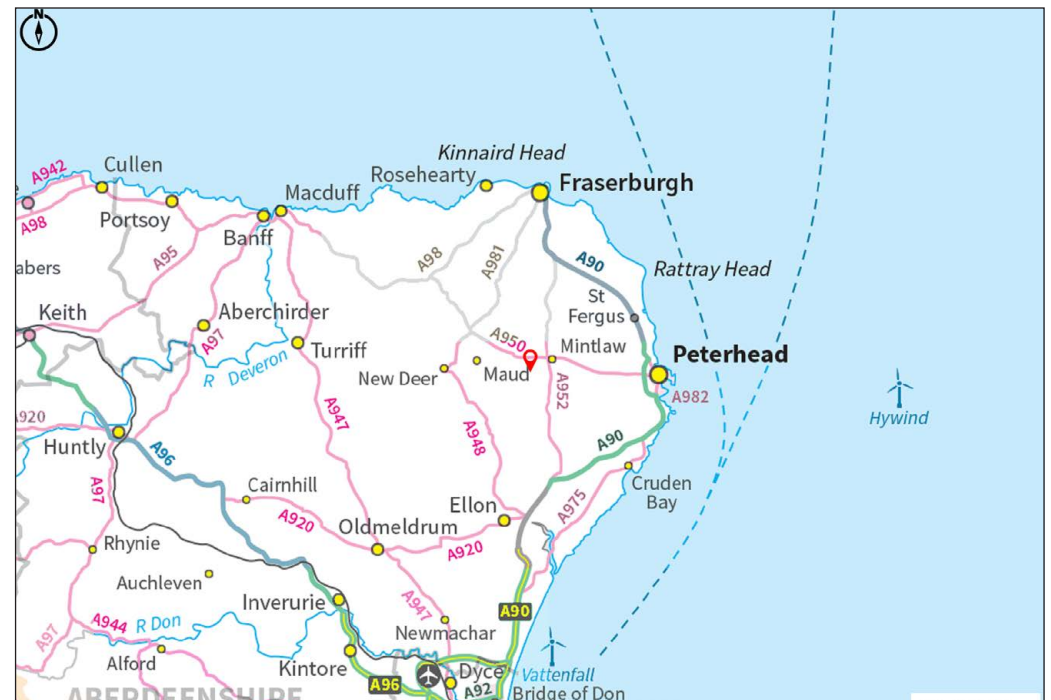
## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photos taken between 2022 and 2023.





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