

Stoneyhill House,
Netherley, Stonehaven, AB39 3SD

Fixed Price
£490,000

ASPC ref : 364119

 7  2  4 267 m² EPC **D** Council Tax Band **G**



Arrange a viewing

Below Home Report Valuation

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Property features:

 Central heating	 Garage	 Garden	 Parking
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BELOW HOME REPORT VALUATION

We are delighted to bring to the market this substantial **7 BEDROOM DETACHED STEADING**. Nestled within 1.49 acres of garden ground and affording attractive open views towards the coast, this large home abounds in space both indoors and out for any family and additionally features a large detached double garage with further single garage/workshop. The property is served by oil fired central heating and double glazing and has been carefully maintained by the present owners to create a most comfortable modern home within a rural setting. Only a short drive from Newtonhill or Stonehaven Stoneyhill allows for country living with ease of commuting.

- Substantial Detached Steading

- 7 Bedrooms, 2 En-suite

- Beautiful Views
- Large Garden
- Detached Double Garage & Workshop
- EPC D

ACCOMMODATION DESCRIPTION

Entering this superior home from the bright and airy porch, the vast hallway opens to all of the ground floor accommodation and boasts excellent storage cupboards. The reception rooms include a charming, spacious lounge with feature wood burning stove. Wide patio doors with side panels open to the front garden and allow for a stream of natural light to fill the room. A smaller linking room joins with the elegant dining room which also features Patio doors with full length side panels opening out to the garden. The kitchen boasts a wide range of base and wall units to incorporate an informal breakfast bar eating space. There is a co-ordinating and useful utility room accessed from the kitchen with back door to the patio. The ground floor bedroom accommodation includes two large bedrooms with ensuite shower rooms, one features beautiful views towards the coast. There are 2 further double bedrooms and a modern family bathroom. Upstairs, the sophisticated master bedroom features large built in wardrobes and a Juliette balcony affording beautiful open views. 2 further bedrooms, one double and the other a good sized single, together with a family bathroom complete the home.

Outside, the property is set within extensive garden grounds extending to 1.49 acres and is laid out with a stone chip, sweeping driveway and large areas of lawn. There is an attractive patio with barbeque area to the rear. Mature trees border the gardens adding seclusion and privacy. A large double garage with further single garage/workshop caters for secure parking.

LOCATION Netherley is a pleasant rural area, and about 20 minutes from the Bridge of Dee. The t Lairhillock Primary School and well known Lairhillock Inn are close by. More facilities, including Tesco store are available in Newtonhill (3 miles) with tea room, nursery and beautician within the Chapleton Development. The seaside town of Stonehaven lies 6 miles South.

ACCOMMODATION

Lounge: 19'3 x 14'

Dining Room: 14'4 x 13'

Utility Room: 11' x 8'6

Guest Bedroom & Ensuite: 14'5 x 13'1

Bedroom 3 & Ensuite: 12' x 9'5

Bedroom 4: 12' x 7'6

Bedroom 5/Study: 10 x 8'4

Bathroom: 8'4 x 7'

Upper Floor

Master Bedroom: 15'9 x 13'11

Bedroom 6: 13'7 x 12'

Bedroom 7: 10'8 x 9'8

Bathroom: 6'4 x 6'

Double Garage: 24' x 18'4

Workshop: 18'4 x 9'10

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