

**Townfield House, Gladstone Road,
Huntly, AB54 8BU**


**Price Over
£420,000**

ASPC ref : 367190

 5  3  3 272 m² EPC **E** Council Tax Band **G**



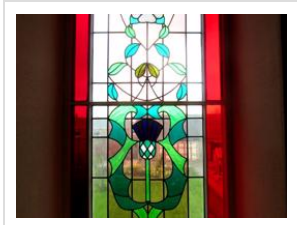
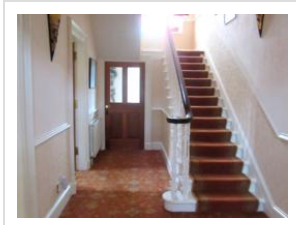
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Property features:

- 
Central heating
- 
Garage
- 
Garden
- 
Parking

Townfield House is a detached Town House situated on a double feu corner site in a prime location within easy walking distance of the town centre, train station and local amenities. This imposing property is in excellent order throughout and benefits from having 3 reception rooms, a dining kitchen, 7 bedrooms 1 with en-suite, a shower room and a family bathroom. The property boasts an extensive rear garden, fully enclosed by a stone wall. With a large patio area to the side of the property there are also several other seating areas across the garden. A large double garage with light and power is situated at the rear of the garden. Benefitting from high ceilings, neutral décor and original features, this impressive property would make a perfect home for a growing family.

Huntly is a busy north east town with a population of just over 4,000, situated on the main road and rail route between “The Granite City” of Aberdeen and Inverness. Huntly has various leisure amenities including swimming pool, 18 hole golf course, bowling green, cricket ground, and Nordic Ski centre. As well as a wide variety of shopping facilities there are two supermarkets. The town also has a Health Centre and hospital. Secondary education is available at the well-known Gordon Schools. Nursery facilities are also available.

The accommodation comprises over 3 floors;

GROUND FLOOR

VESTIBULE 7' 3" x 7' 5" (2.23m x 2.26m) Cupboard housing electric meter; radiator; ceiling light fitment; carpeted flooring; large door with glass panel giving access to the ground floor accommodation.

RECEPTION HALL Carpeted curved staircase with original metal and wood balustrade leading to upper floors; 5 branch ceiling light fitment; wall light fitments; carpeted flooring, impressive stain glass window at 1st floor landing.

LOUNGE 20' 2" x 14' 1" (6.15m x 4.30m) Good sized lounge with extra-large bay window to the front allowing a great amount of natural light; door to side giving access to patio; multi-fuel stove with wooden decorative surround; alcove with glass display shelving, mirrored inset with downlighting and cupboard; 5 branch light fitment; ceiling rose; Sky TV point; radiators; carpet flooring.

FAMILY ROOM/STUDY 14' 3" x 12' 3" (4.34m x 3.73m) Bright and airy family room currently being used as a home office with large window to rear overlooking garden; door to side accessing patio area; carpeted flooring; ceiling light fitment; picture wall lights; dimmer switch; Telephone point.

DINING ROOM 17' 2" x 14' 1" (5.24m x 4.30m) With access to dining kitchen and hallway, this well-presented room is a delightfully spacious; large bay window to front allowing plenty of natural light; feature marble fireplace with attractive wooden surround housing gas fire; alcove with display shelving and cupboard; ceiling rose; radiator; ceiling and wall light fitments.

DINING KITCHEN 15' 5" x 14' 2" (4.70m x 4.33m) Spacious and bright dining kitchen with ample work surfaces and extensive fully fitted solid wood wall and base units; complimentary tile splash back; new gas boiler fitted April 2019; electric hob; extractor fan; stainless steel sink; integrated fridge freezer and dishwasher; washing machine; under unit lighting; large rear facing window overlooking garden; side facing stain glass effect window; new laminate flooring fitted April 2019; back door leading to porch with access to rear garden; kitchen table and chairs included in sale.

REAR PORCH Door leading to rear garden; under stair storage cupboard; coat hooks with shelf; security alarm controls.

FIRST FLOOR

MASTER BEDROOM 14' 2" x 12' 7" (4.31m x 3.84m) Spacious and bright double bedroom with large dual aspect windows to the side and rear; wide windowsills; laminate flooring; radiator; ceiling light fitment.

EN-SUITE 5' 6" x 5' 3" (1.68m x 1.61m) 3-piece suite comprising large mains shower, wash hand basin and toilet; wet wall in shower cubicle; vanity unit above and decorative tile splash back behind wash hand basin; heated towel rail; large window to rear with wide windowsill and built in cupboard below; ceiling light fitment.

BATHROOM 15' 3" x 14' 4" (4.64m x 4.36m) Exceptionally spacious bathroom with 5-piece suite comprising a large shower cubicle with mains rainfall shower head; free standing bath; wash hand basin set in vanity unit; bidet and toilet; large frosted window to front with wide windowsill; extractor fan; wet wall in shower cubicle; laminate flooring; multiple ceiling light fitments; two heated towel rails.

BEDROOM 2 15' 4" x 14' 3" (4.67m x 4.35m) Delightful sized double bedroom; large dual aspect windows to side and rear of property; telephone point; carpeted flooring; ceiling and wall light fitments; radiator.

BEDROOM 3 14' 4" x 13' 1" (4.37m x 4.00m) Spacious double bedroom with dual aspect windows to side and front of property; original open fireplace with decorative surround; built in shelving; carpeted flooring; ceiling light fitment; radiator.

BOX ROOM/BEDROOM 6' 7" 5" x 9' 1" (2.06m x 2.76m) Box room which is currently being used as a single bedroom with large window to front allowing lots of natural light; wide windowsill; carpeted flooring; radiator; ceiling light fitment.

SECOND FLOOR

LANDING With loft hatch giving access to partially floored loft; skylight to rear.

BEDROOM 4 15' 5" x 14' 7" (4.70m x 4.45m) Double bedroom; original open fire with decorative surround and tile hearth; dual aspect windows with large bay window to front giving countryside views and window to side; built in storage cupboard; small storage cupboard within eaves; carpeted flooring; radiator; ceiling light fitment.

BEDROOM 5 15' 5" x 14' 7" (4.70m x 4.45m) (at widest) Double bedroom; original open fire with decorative surround and tile hearth; dual aspect windows with large bay window to front giving countryside views and window to side; small storage cupboard within eaves; radiator; ceiling light fitment; carpeted flooring.

SHOWER ROOM 4' 10" x 2' 10" (1.47m x 0.78m) 3-piece suite comprising of a mains shower with booster, wash hand basin with

vanity unit and toilet; wet wall in shower cubicle; storage cupboard; laminate flooring; heated towel rail; ceiling light fitment; skylight.

BOX ROOM/ BEDROOM 7' 13' 3" x 9' 8" (4.04m x 2.95m) Bedroom currently being used as a gym; built in storage cupboards housing water tank; built in shelving; skylight to rear; radiator; ceiling light fitment; vinyl flooring; Sky TV point.

STORE ROOM 12' 2" x 9' 9" (3.71m x 2.98m) Good sized room with potential of being adapted to a bedroom; wall mounted coat hooks; ceiling light fitment; vinyl flooring (no heating in this room).

OUTHOUSE/UTILITY 7' 6" x 7' 8" (2.28m x 2.33m) Attached to side of property with access via rear garden; three frosted windows to front; downlights; pulley clothes airer; fridge, freezer and tumble drier; tiled flooring; power points.

GARAGE & OFF-ROAD PARKING A paved driveway accessed by a side gate leads to the Large Garage. There is ample room within the garage for 2 cars, which also has power, light, an open fireplace and floored attic.

GARDEN The front garden is laid to lawn with a path leading to the front door, also with access to side and rear garden. The property benefits from an extensive garden fully enclosed by a large stone wall. The side of the property boasts a large patio area, which can be lit by eye-catching globes, there are other patios across the garden, including a BBQ area. A large portion of the garden is laid to lawn with shrubs, mature trees and fruit trees, there is also a greenhouse and vegetable patch hosting rhubarb and strawberries.

GENERAL

Gas Central Heating

Double Glazing

Ample power points throughout

TV and telephone points

Kitchen table and white goods in outhouse included

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<https://www.aspc.co.uk/search/property/367190/Townfield-House--Gladstone-Road/Huntly/>

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