

**Broomfield House,
Drumoak, Banchory, AB31 5EP**


**Price Over
£640,000**

ASPC ref : 368519

 4  3  2 355 m² EPC **D** Council Tax Band **G**



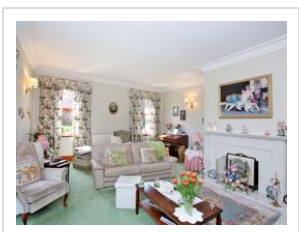
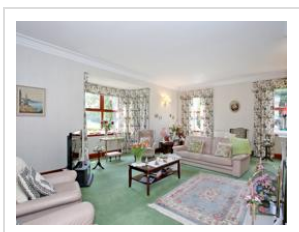
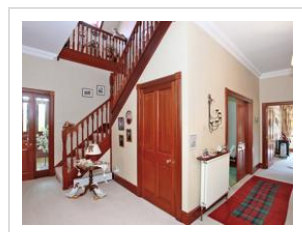
Arrange a viewing

 **01330 824646**
(Aberdein Considine)

Aberdein Considine
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Property features:

 Central heating	 Garage	 Garden	 Land	 Parking
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Located just outside the quaint village of Drumoak enjoying a peaceful countryside setting, Broomfield House is an Imposing **Four Bedroom Detached Home** that is set within established gardens alongside a 0.7 acre paddock. This grand family home was built in 1994 to a scale rarely seen in properties now with incredible room dimensions, detailed cornicing in every room and exceptional storage space.

There is also an option to purchase separately a neighbouring 4.1 acre field and adjoining area of woodland measuring 0.81 acres together as a separate purchased lot.

Upon approach through the double iron gates, the sweeping driveway leads past the front of the property and round to the main parking area alongside the detached double garage. The property is entered from the front where an entrance vestibule opens into the main hall which in turn leads to most of the ground accommodation including an office and cloakroom. The main lounge which is to the front of the property enjoying hugely generous proportions and an abundance of natural light from a large bay window. A decorative gas fire place is a lovely feature. The sitting room offers a versatile space with an eye catching wood burning stove perfect for relaxing in the evenings. A

formal dining room and the master bedroom with walk in dressing room and en suite shower room completes the front half of the house. To the rear there is an entrance vestibule, utility room and dining kitchen which is the hub of the home. With ample space for dining and entertaining the kitchen is fitted with a range of mahogany wall units with hanging and matching wall lights together with recessed light fittings.

Upstairs, the long landing has several built in cupboards whilst leading to the bedroom accommodation that comprises three large double bedrooms all of which have built in wardrobes and the main family bathroom that is fitted with a large free standing bath with gold Victorian style taps, matching Sanitan porcelain bidet, WC, wash basic, power shower and two fitted shelved cupboards.

Outside, the paddock to the front of the property is laid with grass and accessed from the end of the driveway. The main gardens are thoughtfully landscaped with an extensive lawn and variety of mature trees and plants. With complete privacy and enjoying the sun all day the patio offers a great space to relax and entertain in the summer months. There is a detached double garage with Hormann automatic garage door and block constructed kennels with large run.

Ground Floor

Entrance Vestibule: 3.18mx2.18m (10'5"x7'2")

Hall: 5.82mx5.05m (19'1"x16'7")

Lounge: 7.47mx4.98m (24'6"x16'4")

Sitting Room: 6.86mx5.36m (22'6"x17'7")

Dining Room: 4.6mx3.89m (15'1"x12'9")

Office: 3.3mx1.85m (10'10"x6'1")

Cloakroom: 2.6mx1.14m (8'6"x3'9")

Master Bedroom: 5.49mx4.78m (18'x15'8")

Dressing Room: 2.92mx0.86m (9'7"x2'10")

En Suite: 2.64mx1.93m (8'8"x6'4")

Rear Hall: 3.53mx1.17m (11'7"x3'10")

Dining Kitchen: 6.68mx4m (21'11"x13'1")

Utility Room: 3.38mx2.24m (11'1"x7'4")

Rear Vestibule: 2.36mx2.03m (7'9"x6'8")

First Floor

Landing: 10.77mx2.87m (35'4"x9'5")

Double Bedroom: 6.02mx4.06m (19'9"x13'4")

Double Bedroom: 5.36mx4.78m (17'7"x15'8")

Double Bedroom: 4.6mx3.78m (15'1"x12'5")

Family Bathroom: 4.37mx3.23m (14'4"x10'7")

Travelling west from Drumoak towards Banchory turn right signposted for Cullerlie just before the blacksmiths. Continue on this road for approximately 1.9 miles continuing on the road through a crossroads where it is signposted right for Peterculter. Broomfield House is just a short distance ahead on the right hand side. The driveway is accessed between dry stone walls and iron gates as indicated by our For Sale board.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/368519/Broomfield-House/Banchory/>

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