

The Gallery, Tillytoghills Steading,

Fettercairn, Laurencekirk, AB30 1YJ

Price Over

£470,000

Under offer

 **5**
 **4**
 **3**

 **371 m²**
 **D**
 **G**



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Features



Garage



Garden

Description

We are delighted to offer for sale this unique **five bedroomed semi detached steading conversion**, sympathetically designed using traditional stonework from the original farm building. On entering, the vestibule leads through to a 'T' shaped hall with glass panelled doors. The lounge, with wood burning stove and exposed wooden rafters has feature floor to ceiling windows along with French doors to the front. There are also floor to ceiling picture windows from the study and family room, the latter featuring a stone fireplace with granite plinth. French doors lead from the dining room onto the decking with additional glass panelled doors to the well equipped kitchen/breakfast room also with French doors opening onto the decked area. A door leads through to the gym which also gives exterior access to the front. There is a useful cloakroom and spacious utility room. A double bedroom with en suite shower room completes the ground floor. The upper floor includes an extensive passageway leading to the remaining accommodation. The master bedroom boasts a dressing room and en suite bathroom complete with Jacuzzi bath. The playroom and attic space could both be easily converted into additional bedrooms, if desired. Outside, a sweeping tarmac driveway leads to the integral double

garage with workshop. An extensive area of enclosed lawn wraps round the property, an additional pebbled patio area at the front and lovely secluded outside decked area adjacent. Viewing is highly recommended to appreciate this individual property and extensive grounds.

Fettercairn is a small quiet village on the Victorian Heritage Trail in Kincardineshire. You can walk amidst some of Scotland's finest scenery yet be within easy commuting distance of Aberdeen, some 30 miles north. Dundee is also within easy reach. Deeside is reached over the unspoilt, wild and remote Cairn O' Mount with Banchory only approximately 17 miles away. The village is served by a shop, a hotel, restaurant, primary school and post office. Secondary education is at nearby Mearns Academy in Laurencekirk.

Entrance Vestibule 6'5" x 5'4" [1.97m x 1.63m] approx. Entered from a main exterior glass panelled wooden door, the vestibule has dual aspect windows with shelving. Tiled flooring. A glass panelled door leads to the reception hall.

Reception Hall This 'T' shaped hall gives access to most of the downstairs accommodation. It features lovely solid oak flooring with window to the side and glass panelled doors to the public rooms. An under stair cupboard with shelving provides storage and a carpeted staircase with wooden balustrade leads to the upper floor. Access hatch with Ramsay ladder and lighting to loft.

Lounge 20'9" x 15'5" [6.36m x 4.73m] approx. From the hall, three steps lead down to this exceptionally spacious dual aspect room benefitting from two floor to ceiling windows overlooking the front decking and countryside views beyond, together with French doors with side glass panelling which lead onto the front. It features a log burner on a stone plinth and exposed rafters and beams giving it a pleasant airy feel. Solid oak flooring. TV and telephone point.

Study 12'6" x 7'7" [3.85m x 2.36m] approx. Accessed via a wooden glass panelled door from the hall this is a well proportioned room boasting a large floor to ceiling picture window overlooking the front decking. Laminate flooring. Telephone point.

Family Room 22'6" x 12'1" [6.88m x 3.69m] approx. This carpeted room with feature stone fireplace and granite plinth with gas fire enjoys two floor to ceiling windows overlooking the decking and countryside to the front. TV point.

Dining Room 20'4" x 12'1" [6.22m x 3.69m] approx. Double glass panelled doors give access to the dining room from the hall and from the kitchen. There are also double glass doors leading out to the front decking. Solid oak flooring.

Kitchen/Breakfast Room 23'6" x 15'0" [7.20m x 4.58m] approx. This is a beautiful spacious room accessed via the hall and dining room. It boasts ample wall and base units with light reflective worktops and tiled splashbacks with large island incorporating a five ring gas hob with extractor fan above. There is an integrated 1.5 stainless steel sink and drainer with chrome mixer tap, a Bosch dishwasher and double electric oven. The kitchen area has tiled flooring and double glass doors lead out to the front decking. A carpeted area provides versatile space as a breakfast room. There are several deep silled windows overlooking the rear providing additional light.

Gym 16'1" x 15'0" [4.92m x 4.57m] approx. Accessed from the kitchen/breakfast room, a cupboard houses the fuse box and an exterior door leads to the front garden. TV point.

Cloakroom 12'0" x 5'11" [3.67m x 1.81m] approx. Accessed from the hall and fitted with a white w.c. and wash hand basin set within a tiled vanity unit with shelf and tiled splashback. There is a built-in cupboard with hanging space and shelving. Opaque window with deep sill to the rear. Tiled flooring.

Utility Room 12'0" x 6'9" [3.67m x 2.07m] approx. Accessed from the hall this good sized room has wall and base units with granite worktops incorporating a stainless steel sink, drainer and tiled splashback. An exterior door provides access to the rear garden. Plumbing available for white goods. Cupboard housing the boiler. Tiled flooring.

Double Bedroom & En Suite Shower 13'7" x 12'1" [4.19m x 3.69m] approx. A spacious room with slit window to the front and additional dual aspect windows to the front and rear. Two built-in wardrobes with shelving and hanging space. **En suite.** 9'1" x 4'4" [3.02m x 1.33m] approx. Fitted with a three piece white suite including w.c., pedestal wash hand basin with shelving above and fully tiled shower enclosure with Mira electric shower. Tiling to dado height. Opaque window to rear. Tiled floor.

Upper Landing The staircase with long feature window overlooking the rear leads up to the carpeted upper landing. A further window overlooks the front and cupboard with shelving houses the water tank.

Master Bedroom, Dressing Room & En Suite Bathroom 17'3" x 13'8" [5.26m x 4.21m] approx. A spacious carpeted room with Velux window to the front and further dual aspect windows. An opening leads through to the dressing room. **Dressing Room:** 7'7" x 5'1" [2.30m x 1.55m] approx. Featuring a long vanity unit with built-in wash hand basin and useful shelving space with tiled splashback. There are two double mirror fronted wardrobes and a Velux window to the rear. Hatch to roof space. **En Suite Bathroom:** 10'1" x 6'7" [3.08m x 2.01m] approx. Fitted with a white four piece suite it has a w.c., pedestal wash hand basin, fully tiled shower enclosure with mains shower and feature corner Jacuzzi bath. Velux window to rear. Tiled floor. Chrome heated towel rail.

Family Bathroom 10'0" x 5'8" [3.06m x 1.73m] approx. Fitted with a white three piece suite incorporating w.c., fully tiled bath with mains shower over and wash hand basin set within a tiled vanity unit. Additional tiling to dado height. Tiled floor. Chrome heated towel rail.

Double Bedroom 3 10'0" x 10'0" [3.06m x 3.06m] approx. Overlooking the rear this room has a built-in wooden double fronted sliding wardrobe with shelving and hanging space. Laminate floor.

Double Bedroom 4 10'0" x 10'0" [3.06m x 3.06m] approx. Similar to bedroom 3, this room overlooks the rear, has a built-in wooden double fronted sliding wardrobe. Carpeted flooring.

Bedroom 5 13'8" x 9'1" [4.21m x 3.00m] approx. With a window to the rear this room has ample space for free standing furniture. Laminate flooring.

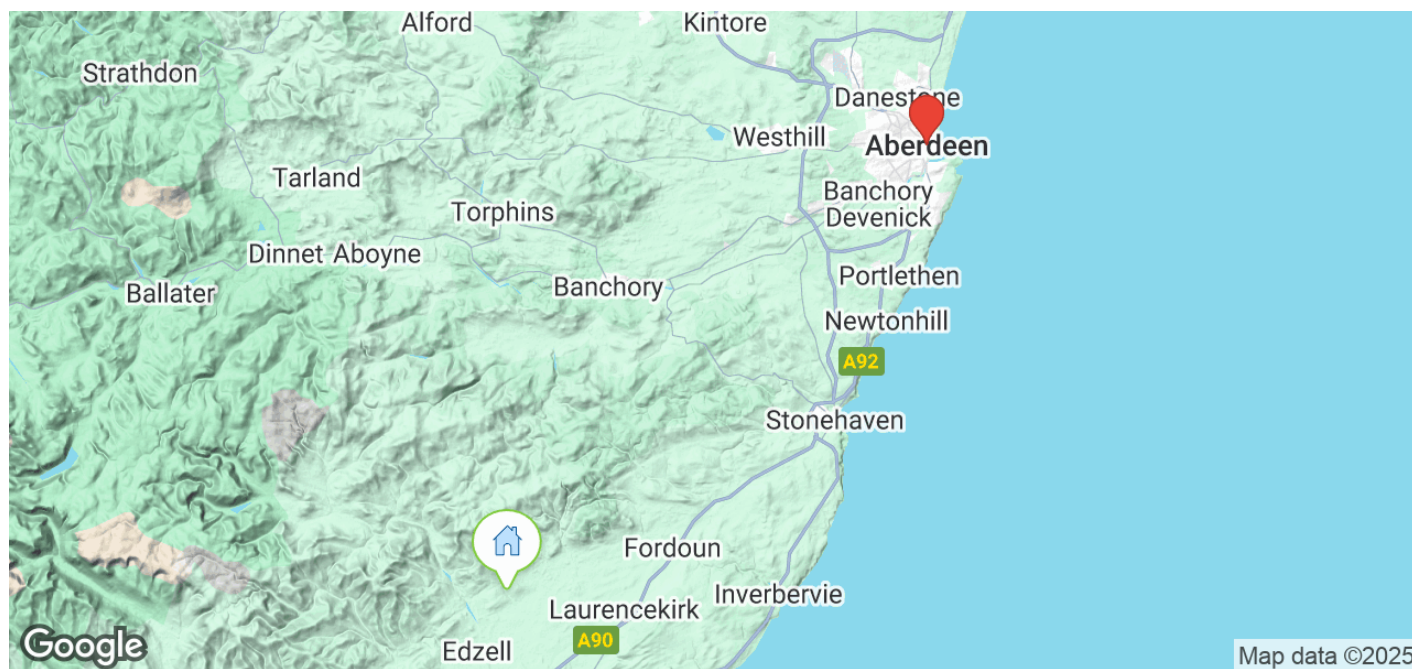
Playroom/Bedroom 6 19'6" x 11'9" [5.96m x 3.59m] approx. This versatile space has two useful storage cupboards with sliding wooden doors. Dual aspect Velux windows overlook the side of the property. Laminate flooring. Wooden door to attic storage.

Attic 15'3" x 11'9" [4.66m x 3.59m] approx. Currently used for storage this room has dual aspect Velux windows and can be easily adapted to create another room if desired.

Outside A private curved tarmac drive leads up to the double integral garage with rolltop electric doors, power and light. It has a double stainless steel sink with drainer and useful shelving which will remain. A door provides access to the integral workshop with power and light where some shelving and worktop will remain. There are extensive gardens mainly laid to lawn which sweep round from the front to the rear of the property and are enclosed by rabbit proof fencing with low maintenance shrub borders. A lovely large decked area with outside power socket is situated adjacent to the house at the side and is accessible directly from the kitchen and dining room. There is a further extensive pebbled area to the front with attractive raised flower beds and paved pathway leading to the main front door and round to the rear. Some of the decorated flower pots on display will remain. To the side is a wooden potting shed which is included together with the log store and Calor gas store at the rear. A further store to the side houses the oil tank. The layby to the front also forms part of the property.

Directions Travelling south on the A90 dual carriageway take the B966 marked Fettercairn and continue into the village itself. Turn left at the Ramsay Arms Hotel, following the B966 towards Edzell. After two miles take a side road to the left and the property is situated 0.25 miles on the left hand side as indicated by our For Sale board.

Notes Oil central heating. uPVC double glazing. EPC=D. All flooring, light fittings, blinds and curtains to be included along with the integral dishwasher, gas hob and double electric oven. Other white goods and items of furniture may be sold by separate negotiation. The wooden potting shed, rear log and Calor gas storage units are also included together with the garage shelving and some shelving in the workshop. The ride on mower may also be available by separate negotiation.



View this property here

<https://www.aspc.co.uk/search/property/356984/The-Gallery-Tillytoghills-Steading-Laurencekirk/>

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