

Hansy House,

Lumphanan, Banchory, AB31 4RN

Price Over

£350,000

Under offer

 **4**
 **2**
 **2**

 **153 m²**
 **EPC D**
 **Council Tax Band F**



Contact Seller

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Features  Garage  Garden

Description

Seldom does an opportunity arise to purchase a property in such idyllic surroundings enjoying the benefits of a tranquil setting with superb countryside views, yet within easy commuting distance of Alford, Banchory and Aberdeen. We are delighted to offer for sale this unique, individually designed **four bedroom detached home** with detached steading which occupies an enviable elevated position set within an extensive plot. Enjoying stunning panoramic views of the open countryside and beyond, the prestigious property has been comprehensively upgraded by the current owners and offers a superior level of specification throughout. Presenting the perfect purchase for the growing family, the property further benefits from electric heating, triple glazing and superb storage facilities including a large fully floored loft space which has been separated into three separate rooms and is equipped with power and light.

- Impressive Family Home

- 4 Generous Bedrooms
- Generous Plot & Steading
- Picturesque Setting
- Peaceful Location

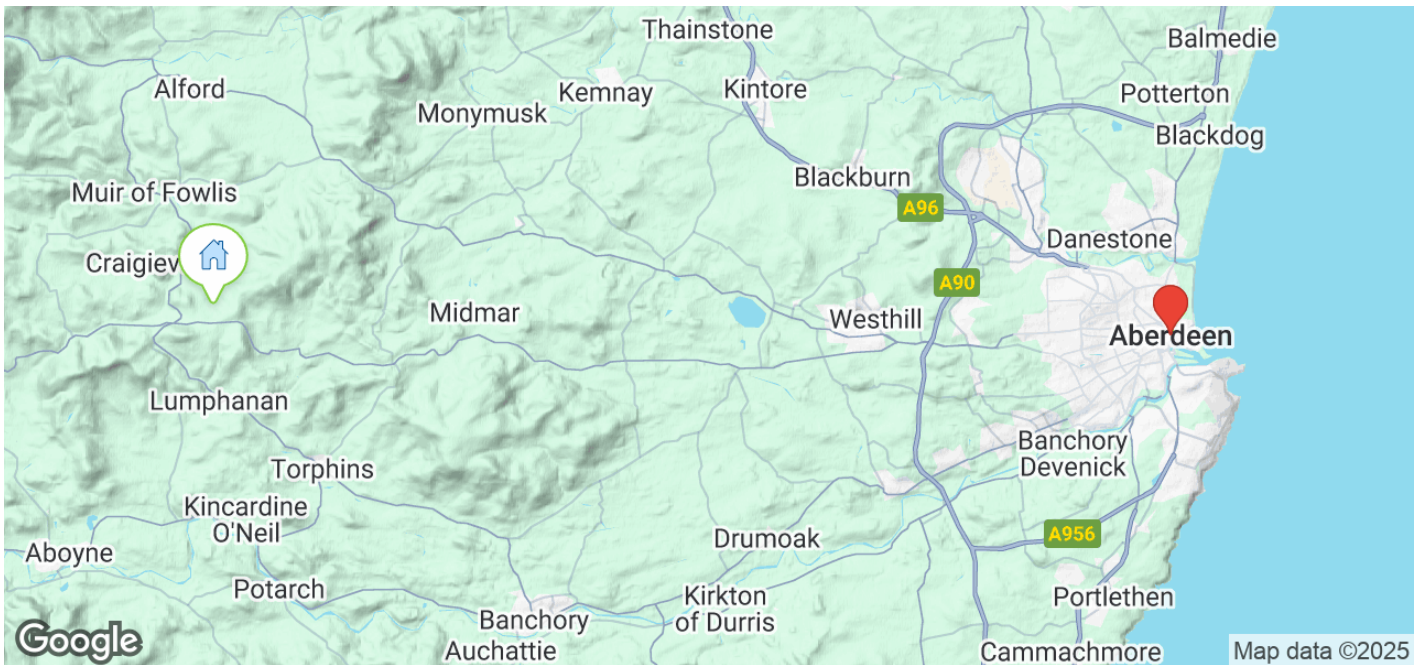
The most welcoming entrance hallway provides access to most of the down stairs accommodation and benefits from a large built in cupboard. The heart of this superb home is the stunning lounge with large windows to the front allowing the perfect opportunity to take full advantage of the beautiful countryside views. A further feature of the room is the attractive multi fuel burning stove which creates the perfect ambience for relaxing with the family or entertaining guests. Access is also provided to the raised decking area to the front and side. Set on open plan with the lounge, the formal dining room overlooks the rear garden. Also situated to the rear, the beautifully appointed dining kitchen is fitted with a range of contemporary wall and base mounted units with quality integrated appliances and provides ample space for dining furniture. The useful utility room is fitted with a range of cabinets also incorporating ample worktops and provides access to the rear garden. Benefitting from wall to wall built in wardrobes with mirror sliding doors, the bright and airy double bedroom also enjoys the beautiful views to the front. Further enhancing the ground floor accommodation, the luxurious shower room has an opaque window to the side and is fitted with a stylish white two piece suite with separate double shower enclosure. The wash hand basin is set within a vanity unit which provides storage below with illuminated mirror above.

A carpeted staircase with attractive oak balustrade leads to the upper hallway which has three large Velux windows to the side and provides access to the remaining accommodation and loft space. A large built in cupboard provides ample storage space. The generously proportioned master bedroom features a wall to wall built in wardrobe with mirrored sliding doors and is further enhanced by a centrally located cloakroom toilet, walk-in cupboard and direct access to the decked balcony to the front. There are two further excellent sized double bedrooms which are immaculately presented. Completing the accommodation, the family bathroom has a velux window to the side and is fitted with a white three piece suite.

Location Lumphanan lies just 23 miles west of Aberdeen and within easy access of the nearby towns of Banchory and Aboyne where there is a comprehensive range of shops and several excellent hotels and restaurants. Primary education is catered for in the village with Secondary education available at Aboyne Academy with a school bus service in operation. A range of leisure pursuits includes a 9 hole Golf Course and new Club House in Lumphanan and, in nearby Aboyne a Community/Sports Centre and swimming pool.)

Directions

Travelling from Aberdeen, take the B9119 Tarland road and take the left fork at the Westhill roundabout towards Garlogie. Go straight on through Echt and Tornaveen. At the signpost for Kintochoer, turn right, next to the corner shop and take the second opening on the right, as indicated by our for sale sign.



Accommodation comprises

(Ground Floor)

Entrance Hallway: 4.21m x 2.92m (13'10" x 9'7") approx.

Shower Room: 2.59m x 1.39m (8'6" x 4'7") approx.

Lounge: 6.65m x 4.77m (21'10" x 15'8") approx.

Dining Room: 4.31m x 3.53m (14'2" x 11'7") approx.

Dining Kitchen: 14.41m x 2.94m (4'6" x 9'8") approx.

Bedroom: 3.55m x 3.07m (11'8" x 10'1") approx.

(First Floor)

Upper Hallway: 4.77m x 3.45m (15'8" x 11'4") approx.

Master Bedroom: : 3.81m x 3.70m (12'6" x 12'2") approx.

Cloakroom Toilet: 2.05m x 1.29m (6'9" x 4'3") approx.

Walk-In Cupboard: 1.29m x 1.27m (4'3" x 4'2") approx.

Bedroom: 3.45m x 3.37m (11'4" x 11'1") approx.

Bedroom: 3.47m x 2.97m (11'5" x 9'9") approx.

Family Bathroom: 3.32m x 2.33m (10'11" x 7'8") approx.

Steading: 21.03m x 4.87m (69'0" x 16'0") approx.

(Outside)

Enjoying a commanding position in a picturesque countryside setting, there are two large stone chipped driveways which provide separate access to the property, gardens and large detached steading which is equipped with power and light. The extensive garden grounds are beautifully maintained and enjoy a high degree of privacy. There is a large area laid to lawn at the front and side. The rear garden is mainly paved offering low maintenance.

(Other Information)

All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods. Please note that the dining furniture in the kitchen and sofas in the lounge are available via separate negotiation. The wall mounted television will be removed, brackets to remain.

View this property here

<https://www.aspc.co.uk/search/property/359502/Hansy-House/Banchory/>

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