



Hill of Brucewell Steading | Netherley | AB39 3RB

Five Bedroom Detached Steading in Approx. 3.5 Acres

Offers Over £499,000

Commanding spectacular views across the surrounding countryside and towards the sea, we offer for sale this beautifully presented five bedroom detached steading set within approximately 3.5 acres. The tranquil setting only enhances this fantastic family home which has been modernised and upgraded by the current owners to the highest of standards, creating an ideal family home with plenty of space to enjoy both inside and outside.

The fresh and bright entrance vestibule sets the tone for the property, giving way into the hallway from which most of the accommodation can be accessed. The lounge with triple-aspect windows features a multi-fuel burner with stone chimney breast, creating a cosy room to gather, relax and entertain.

Continuing through to the dining kitchen, this room is sure to be the hub of the home, having space for a central dining table and featuring a wide range of fitted wall, base and drawer units as well a various integrated appliances. Adjacent to the kitchen is the utility room, a convenient hideaway for laundry appliances with direct access to the garden.

The master suite lies to the far end of the property and is a truly breathtaking room, featuring a vaulted ceiling, bespoke fitted furniture by Neville Johnson and French doors opening out to the front of the property which allows the room to be flooded with natural light. This room is beautifully complimented by a dressing room with fitted furniture and a most luxurious en suite, boasting a free-standing bath, large walk-in shower and underfloor heating.

The guest bedroom is also of generous proportions, benefiting from a built-in double wardrobe and an en suite shower room with automatic shower and underfloor heating. There are two further double bedrooms, each boasting built-in wardrobes and space for free-standing furniture. The fifth double bedroom is currently used as a home office and is fitted with quality furniture, designed and fitted by Neville Johnson, which could easily be adapted or removed, making this a versatile room which would lend itself to a variety of purposes.

The home is completed by the family bathroom which is fitted with an attractive four piece white suite and finished with underfloor heating.

Outside, the property is set within a generous plot which is beautifully maintained. The wrap around garden has been thoughtfully landscaped with areas of lawn, patio and rockery, bordered by hedging and peppered with a variety of mature bushes and shrubs. A further enclosed area of land lies beyond the garden and would be ideal for keeping ponies, sheep or goats. The gated driveway is laid with stone chips and leads up to the property, providing parking for several vehicles.

ACCOMMODATION

- Lounge
20'7" x 13'4" (6.28m x 4.07m) approx.
- Dining Kitchen
20'5" x 16'3" (6.22m x 4.95m) approx.
- Utility Room
7'0" x 6'2" (2.13m x 1.88m) approx.
- Master Bedroom
19'0" x 17'5" (5.79m x 5.31m) approx.
- Dressing Room
8'7" x 5'6" (2.62m x 1.68m) approx.
- En Suite
11'2" x 8'7" (3.4m x 2.62m) approx.
- Guest Bedroom
14'4" x 13'1" (4.37m x 3.99m) approx.
- En Suite
6'9" x 5'7" (2.06m x 1.7m) approx.
- Bedroom
15'7" x 9'9" (4.75m x 2.97m) approx.
- Bedroom
15'7" x 9'3" (4.75m x 2.82m) approx.
- Bedroom / Office
14'4" x 11'7" (4.37m x 3.53m) approx.
- Bathroom
10'3" x 8'0" (3.12m x 2.44m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Electric Heating

Double Glazing

EPC Band D



Vestibule



Hallway



Lounge



Dining Kitchen



Dining Kitchen



Master Suite



Master Suite



Master Suite



Dressing Room



En Suite



En Suite



Guest Bedroom



En Suite



Bedroom



Bedroom



Office



Bathroom



Gardens



Gardens



Gardens



Gardens



Driveway



Land

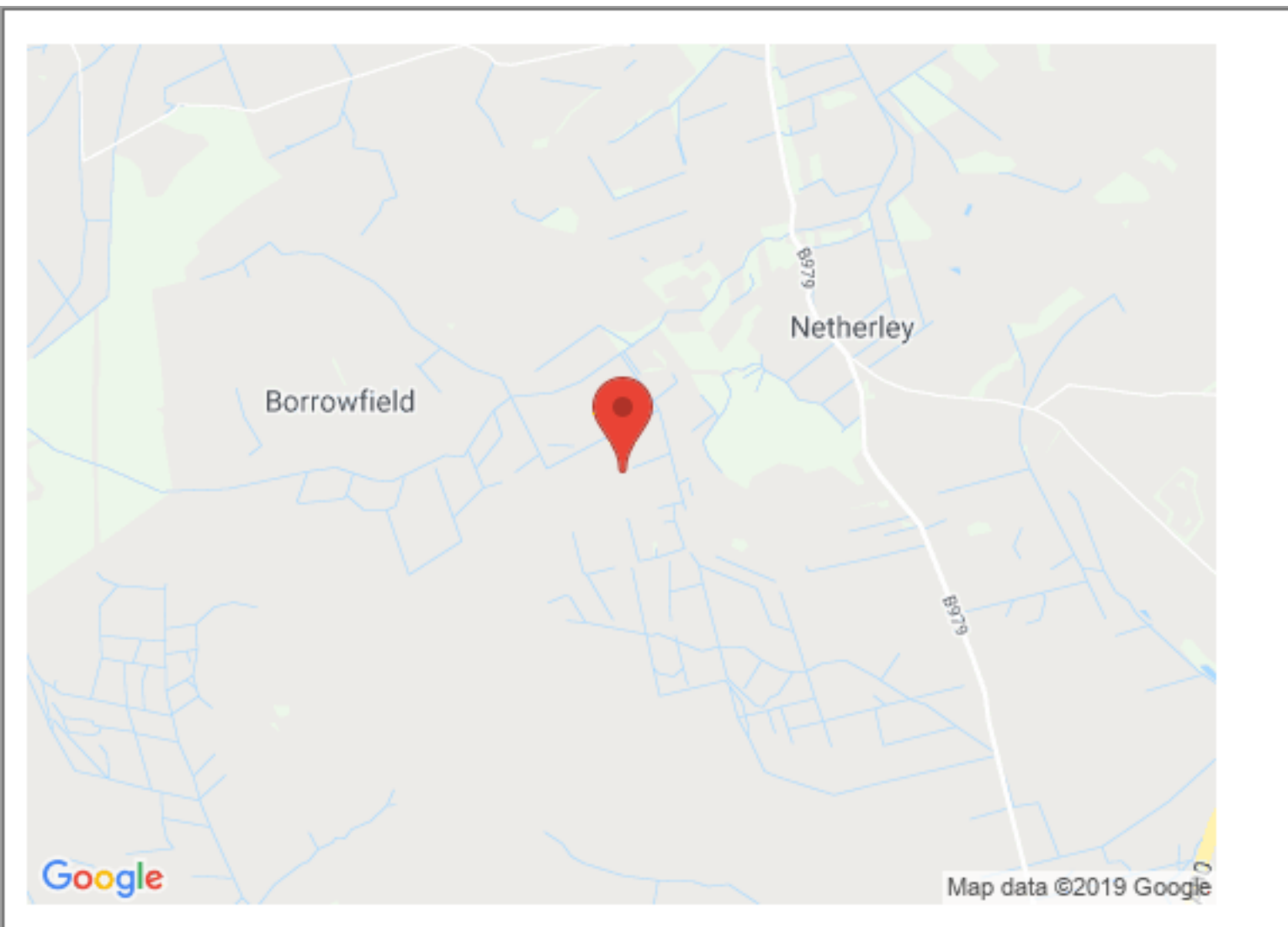


Land



Floorplan

Property location



Directions

From Aberdeen, travel south on A92 towards Stonehaven. After passing Portlethen, exit right as signposted for Lairhillock Inn. Follow this road until reaching the T junction and turn left joining the B979. Continue for approximately 1/2 mile, over the humpback bridge and ahead for another 1/4 mile. Exit to the right as signposted for Ambleside B&B and continue for approximately 1/2 mile until you reach Dykenook Farm on the left hand side. Turn left here and follow the track up the hill. The property is located on the left hand side.

Location

This property enjoys an idyllic rural location, yet is only a few minutes drive from a great range of amenities found in Stonehaven and Newtonhill. Schooling is catered for at nearby Lairhillock School and Mackie Academy in Stonehaven. The property is well located for commuting both north and south with nearby access available to the newly opened AWPR and only a 20 minute commute to Aberdeen.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.