

STEWART & WATSON

your **complete** property & legal service

BROOMHILLS FARMHOUSE *BY PORTSOY, AB45 2SB*



Detached Farmhouse in rural location

- Spacious family accommodation giving open views
- Requiring some modernisation. D.G & oil C.H installed.
- Lounge, Sittingroom, Sun Lounge, Dining Kitchen, Utility
- Store, Bathroom, Shower Room, Dressing Room & 4 Bedrooms.
- Occupying a large site with gardens surrounding.

Offers Over £240,000
Home Report Valuation £240,000

www.stewartwatson.co.uk

BROOMHILLS FARMHOUSE, PORTSOY, AB45 2SB

TYPE OF PROPERTY

We offer for sale this traditional style detached dwellinghouse, which is situated in a rural location approx 1 mile from the picturesque coastal town of Portsoy. Broomhills Farmhouse occupies a good size site and offers views over the rolling countryside and surrounding farmland towards the Moray Firth from many of the rooms and the front garden. The dwellinghouse offers spacious well appointed accommodation over two floors, with double-glazing and oil fired central heating being installed. Any fitted floorcoverings, window blinds and lightfittings within the property will remain and are included in the sale price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Parquet flooring with recessed mat well. Double glass panelled doors to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sittingroom and inner hallway. The main staircase gives access from this area to the first floor accommodation. Built-understair cupboard.



Lounge

4.75 m x 4.36 m

Front facing window. Tiled fireplace and hearth. Recessed illuminated display alcove. Glass panelled door to the sun lounge.



Sun Lounge

5.43 m x 3.63 m

Windows on three sides overlooking the garden area to the side of the property. Glass panelled exterior door giving access to the garden area at the front of the property.



Sittingroom

4.43 m x 3.40 m

Front and side facing windows. Built-in cupboard with fitted shelving.



Inner Hallway

This area has doors to the hallway, dining kitchen, shower room and bedroom 4. A second staircase gives access from this area to bedroom 3.

Shower Room

3.62 m x 1.60 m

Rear facing window. Fitted with white toilet and wash-hand basin. Walk-in shower area with tiled flooring and wet wall splashback panelling. Built-in cupboard with fitted shelving.



Bedroom 4

3.63 m x 2.83 m

Side facing window.



Dining Kitchen

6.00 m x 4.58 m

A spacious, L-shaped open plan kitchen diner with rear facing window and two side facing windows. Fitted with a modern selection of base and wall mounted units with wood effect rolltop worksurfaces. Integrated electric hob and eye-level double oven. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Built-in cupboard with fitted shelving. Built-in under stair cupboard. Door to the rear hallway.



Rear Hallway

Triple side facing window. Doors to the dining kitchen, utility and store room.

Utility Room

3.65 m x 2.52 m

Glazed panel allowing light to pass from the rear hallway. Plumbing for washing machine.

Store Room

3.64 m x 1.61

Vented for tumble dryer.

2nd Staircase

Staircase with fitted carpet allows access from the rear hallway to bedroom 3. Side facing Velux style roof window. Double fitted cupboard with airing shelving. Ceiling hatch allowing access to the loft space.

Bedroom 3

3.97 m x 3.49 m

Double size bedroom with large side facing Velux style roof window.



Staircase

Sweeping staircase with wooden banister and spindles allows access from the hallway to the first floor



Nursery/Dressing Room

3.48 m x 2.06 m

Side facing Velux style roof window. Providing space for use as a dressing room or nursery.

accommodation. The landing has a rear facing Velux style roof window and doors to bedroom 1, bedroom 2 and the bathroom. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.48 m x 4.10 m

Double size bedroom with front facing bay window. Built-in cupboard with fitted shelving. Door to the nursery/dressing room.

Bedroom 2

4.42 m x 4.06 m

Double size bedroom with front facing bay window.



parking spaces for a number of vehicles. External central heating boiler. Oil tank.



Bathroom

2.45 m x 1.49 m

Front facing Velux style roof window. Fitted with a three piece coloured suite comprising:- toilet, wash-hand basin and bath with shower fitment from bath mixer tap.



OUTSIDE

Broomhill occupies a good size site with gardens surrounding. The garden to the front of the property has an area laid in grass with mature shrub borders. Stone chip driveway to the rear of the property provides off road





Open views over the surrounding countryside and farmland from the first floor windows.

SERVICES

Mains electric. Private water. Drainage to septic tank.

ITEMS INCLUDED

Any fitted floor coverings, window blinds and lightfittings. The integrated kitchen appliances.

Council Tax

The property is registered as band E

EPC Banding

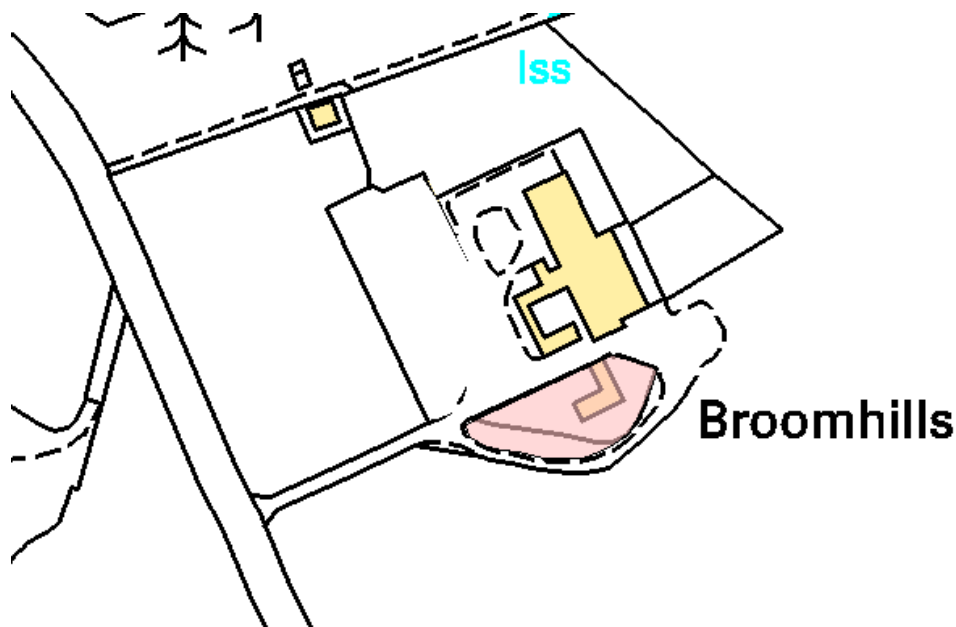
EPC= F

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The subjects marketed are shown as shaded pink on the plan

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331