



BROOMS FARM

LETHENTY, INVERURIE, ABERDEENSHIRE, AB51 0HT


McEwan Fraser Legal
Solicitors & Estate Agents

Brooms Farm occupies approximately fifteen acres of ground in beautiful rolling countryside and within a few minutes' drive to the bustling market town of Inverurie an expanding and prosperous town with excellent road links to the north and south including Aberdeen, Dyce, Huntly and Elgin and within easy commuting distance to the city of Aberdeen, Dyce the new Prime Four site at Kingswells and the Arnhall Business Park at Westhill. All of which offer excellent employment opportunities. The commuting time will reduce even more once the new bypass and new arterial routes are opened in 2018.

There are numerous leisure facilities available in the area, golf, horse riding, mountain bike trails and numerous country and hill walks to be enjoyed. All the normal facilities one would expect can be found in the market town of Inverurie, a fantastic choice of pre-school, primary school and higher education can be found locally with several banking options, major NHS health centres, cottage hospital, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area. A comprehensive East Coast bus network is available from the town with the East Coast Rail Network also operating through Inverurie, providing a link to both Inverness, Aberdeen and beyond. National and international flights are provided by Aberdeen Dyce Airport approximately thirteen miles from the property.

APPROXIMATELY
FIFTEEN ACRES OF
GROUND IN
ROLLING COUNTRYSIDE



INVERURIE



Brooms Farm is located in the Country Hamlet of Lethenty Aberdeenshire. A beautiful architecturally designed steading conversion which has been constructed to the highest of specifications by the current owner and renowned local trade's personnel and provides superb, modern, open plan family living. A wealth of accommodation spans two floors with two mezzanine levels; The property boasts many appealing features: Cathedral ceilings, with glass gable walls that flood the property with natural light, fantastic neutral decor, superior stylish fittings and furnishings including the use of quality materials throughout, the property further benefits from full double glazing, underfloor heating. A fantastic one-off property in a truly walk-in condition this property must be viewed to fully appreciate all that is on offer, you will not be disappointed.

KEY FEATURES:

The entrance hall has a Cathedral roof a full-length glass gable end which leads to all accommodation including a spiral staircase to the gallery and master bedroom with four-piece luxury bathroom with sunken Jacuzzi bath.

A lengthy hallway with granite flooring leads to a “gathering hall” the main centre of the property which is ideal for entertaining and is open plan and gives access to all ground floor accommodation with a carpeted staircase with wooden balustrade leading to the and upper accommodation.

On the ground floor, the accommodation consists of the gathering hall which leads to the walled garden, country kitchen open plan to dining room, with access to utility room, pantry, and integrated garage. A spacious family/cinema room with access to decked area, guest bedroom (4) shower room with guest WC, an elevated floor leads to a large family open lounge with sitting areas that are awash with natural light from multiple windows and large picture windows which are east and west facing commanding beautiful views of the garden and surrounding countryside.

The upper floor accommodation consists of a mezzanine walkway leading to two double bedrooms both of which have en-suite shower rooms and walk-in cupboards and full-length windows give stunning views. Two further bedrooms which share an additional three-piece family shower room.

Access to the property is down a serpentine tarred driveway leading to the front and rear parking areas, where parking for multiple vehicle types can be found. A double gated and pedestrian gate allows access to the private walled and fenced garden with various areas of lawn with large pond and borders containing an abundance of shrubs plants, mature trees and seasonal flowers which give a fantastic array of colour. A large patio area is perfect for entertaining and some “Alfresco dining” whilst enjoying the sun.

There is also additional ground available, with the sale of this property extending up to fifteen acres which includes a large four acre wood and surrounding fenced paddocks.



ENTRANCE & SUNROOM





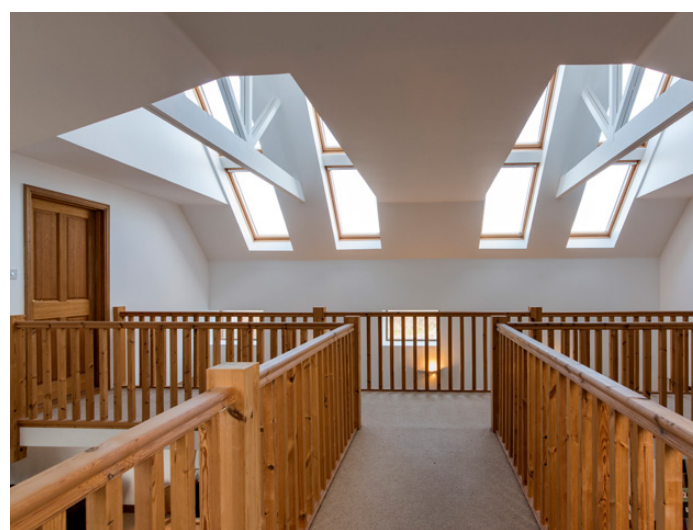
SITTING AREA / FAMILY ROOM



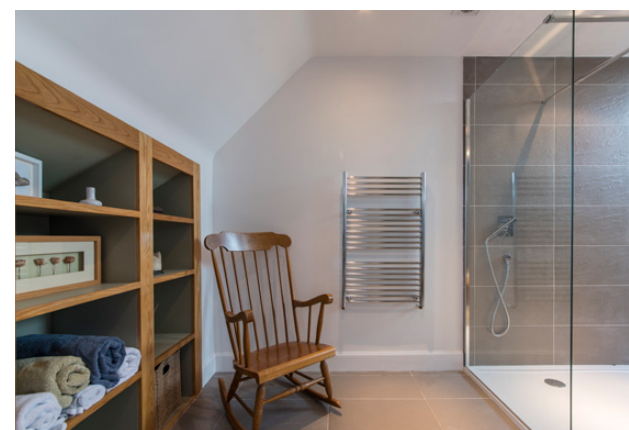


KITCHEN / DINER





WALKWAY / BEDROOM ONE





BEDROOMS / BATHROOMS





APPROXIMATE DIMENSIONS

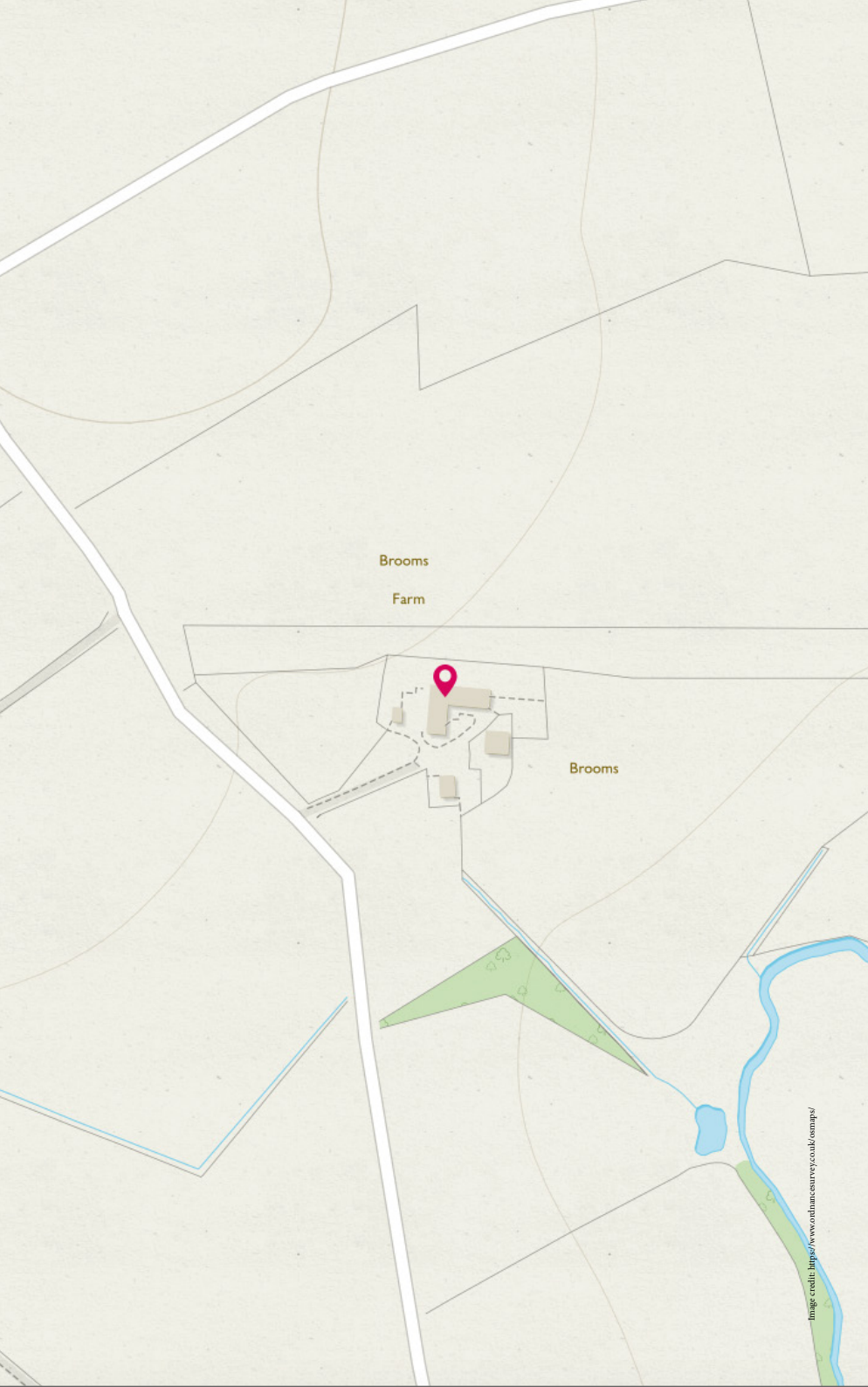
(Taken from the widest point)

Sitting Area	17.13m (56'2") x 6.10m (20')
Kitchen/Diner	10.10m (33'2") x 4.25m (13'11")
Utility	4.62m (15'2") x 4.25m (13'11")
Family Room	6.00m (19'8") x 4.75m (15'7")
Sun Room	6.80m (22'4") x 5.00m (16'5")
Bedroom 1	6.63m (21'9") x 5.00m (16'5")
En-Suite 1	5.00m (16'5") x 3.16m (10'4")
Bedroom 2	4.70m (15'5") x 3.30m (10'10")
En-Suite 2	4.70m (15'5") x 1.90m (6'3")
Bedroom 3	5.30m (17'5") x 3.10m (10'2")
En-Suite 3	3.50m (11'6") x 1.90m (6'3")
Bedroom 4	4.75m (15'7") x 3.57m (11'9")
Bedroom 5	5.20m (17'1") x 2.20m (7'3")
Bedroom 6	3.00m (9'10") x 2.70m (8'10")
Shower Room	3.25m (10'8") x 2.10m (6'11")
Shower Room 2	2.41m (7'11") x 2.09m (6'10")
Gallery	5.00m (16'5") x 1.20m (3'11")
Garage	6.00m (19'8") x 4.25m (13'11")

Gross internal floor area (m²): 458m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings (excluding one antique light fitting).





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Text and description
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