

Drewjenson House

WOODHEAD, TURRIFF, AB53 8LT



Immaculate eco-friendly detached four bedroom dwelling in a sought-after country village location, close to amenities



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Drewjenson House is a superior 4-bedroom detached property that has been architecturally designed and built to a high specification. It is located in the peaceful and popular village of Woodhead and offers spacious and versatile living accommodation over two floors. The current and only owner during his tenure has continuously upgraded and maintained to an impeccable standard, with a stylish modern kitchen and sunroom being two of the upgrades. Further benefiting from oil-fired central heating, full double glazing and superior hardwood fixtures and fittings. This substantial property with its village location and gardens will make a superb family home with room to grow and would suit the professional couple or recently retired.

THE LOUNGE



The accommodation comprises a vestibule to a welcoming hallway with access to all the other accommodation, and a spacious lounge with a large bay window with a fireplace adding a touch of grandeur.

THE KITCHEN



There is also a bespoke modern dining kitchen fitted with a wide range of base and wall-mounted units with contrasting worktops and a central island and quality integrated appliances. It is open plan with the sunroom/family area with patio doors leading to the rear garden and the utility room which leads to the integrated garage and allows access to the rear garden.

There is also a guest double bedroom, currently used as an office, and guest WC which completes the downstairs accommodation.



THE SUN ROOM



OFFICE/BEDROOM 4



UTILITY & WC





A carpeted staircase with a wooden balustrade leads to the landing and onto the huge master bedroom. It has two full-length wardrobes and a stylish en-suite shower room. This complements the bedroom with a centrally located family bathroom with a separate shower cubical. Two spacious double bedrooms both of which have fitted wardrobes, complete the accommodation.

In addition, there are ample storage cupboards on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



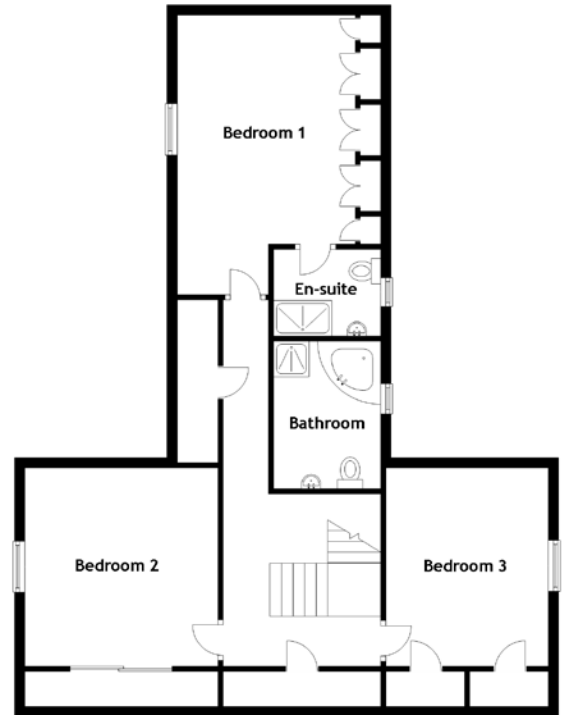
To the front of the property, a gated drive allows parking for several vehicles. The front garden is bordered by a stonewall and fence, laid mostly to lawn with a multitude of mature shrubs, plants and seasonal flowers. Gated access to the side of the property ensures that the rear garden is a safe environment for those with children or pets. To the rear of the property, the extensive rear garden with uninterrupted views across the rolling countryside is laid mostly to lawn with further shrubs plants and seasonal flowers. Several seating and patio areas are suitably positioned for entertaining and enjoying some al-fresco dining and the sun.

The property has mains electricity and solar panels, drains consisting of a septic tank to a soakaway, and mains water with oil-fired central heating.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



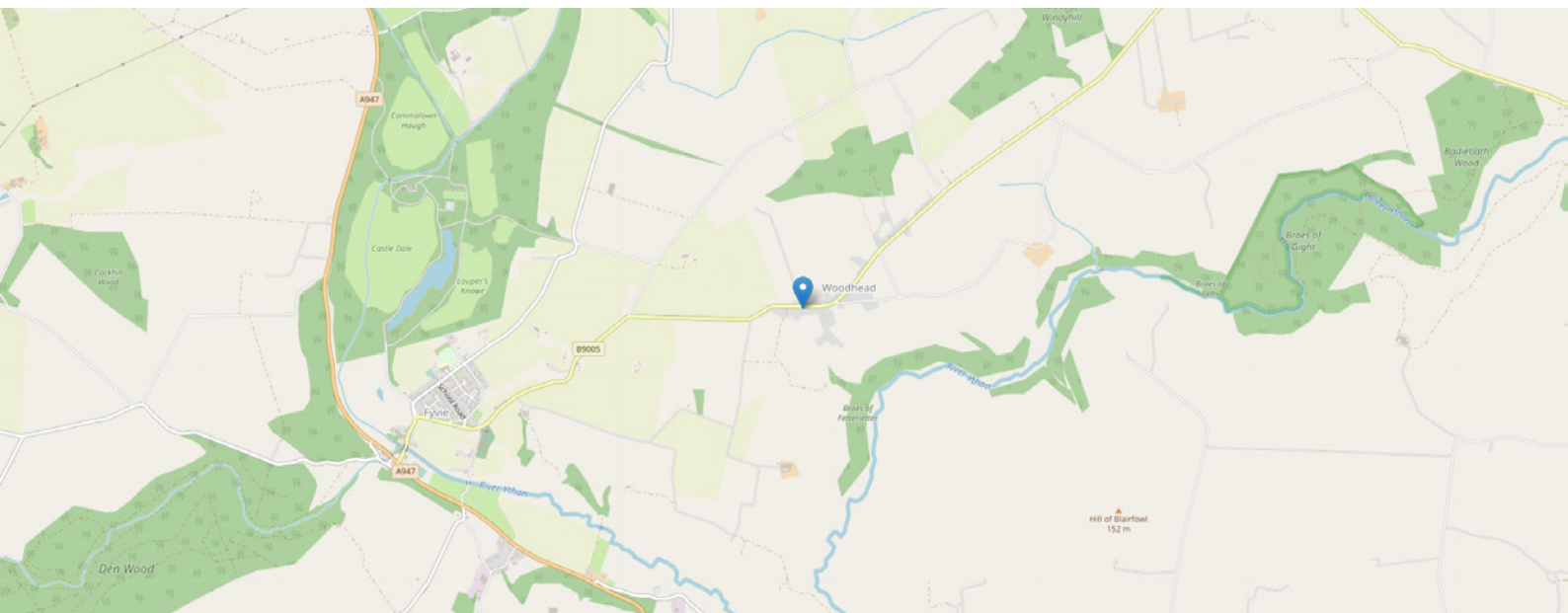
Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.80m (15'9")
Kitchen/Diner	7.20m (23'7") x 6.00m (19'8")
Conservatory	3.70m (12'2") x 3.60m (11'10")
Office/Bedroom 4	3.00m (9'10") x 2.60m (8'6")
WC	3.00m (9'10") x 1.80m (5'11")
Utility	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	5.50m (18') x 4.20m (13'9")
En-suite	2.10m (6'11") x 1.70m (5'7")

Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bedroom 3	3.90m (12'10") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 200m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

This superior detached dwelling is nestled in some spectacular countryside in the small rural village of Woodhead near Fyvie, with immaculate garden grounds and stunning views across the rolling countryside. The tranquil and historic village of Fyvie is approximately 2 miles to the south with the nearby Fyvie Castle dating back to as early as the 13th Century. The village and surrounding areas are well known for their beautiful gardens that are awash with colour in the summer. Within the village of Fyvie, there is a primary school, general store and church.





The country town of Turriff is approximately 11 miles to the northwest and lies in the heart of rural Aberdeenshire, at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned for its welcoming community. It has primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, sports centre, and golf course with salmon and trout fishing on the Rivers Deveron and Ythan.

Aberdeen city is within commuting distance only 28 miles away providing all that one would require in city living, including a multitude of shopping malls and local shops. Aberdeen is also renowned for its fantastic universities, colleges, higher education and NHS facilities.

A comprehensive East Coast bus network operates through Turriff and Fyvie with Aberdeen city offering excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport.



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