

Tillytoghills Farmhouse

FETTERCAIRN, LAURENCEKIRK, AB30 1YJ



*A REMARKABLE COUNTRY HOME
BELIEVED TO DATE FROM AROUND 1800*



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McEwan Fraser Legal is delighted to present this remarkable country home with a story to tell. Some houses are simply somewhere to live. Others become the backdrop to a lifetime of memories. Tillytoghills Farmhouse is very much the latter: a wonderfully characterful country home, believed to date from around 1800, where generations have gathered, children have explored and the house and gardens have played host to everything from grand family Christmases to memorable summer parties.



With the charm of an old country house straight from the pages of a favourite childhood story, Tillytoghills has a presence and personality that are increasingly difficult to find. Set amid the peaceful countryside near Fettercairn, this substantial detached farmhouse offers approximately 301 square metres of accommodation, extensive garden grounds and an exceptional collection of garages, workshops and stores. It is a place with history, heart and enormous scope for its next chapter.

The current family acquired the property when it was in need of considerable restoration and devoted many years to bringing it back to life. That sense of care is part of its story, with important improvements undertaken over the years, including treatment of the original woodwork, electrical upgrades, a replacement roof and more recent work to the chimney stacks. The rear of the house was remodelled in 2010, alongside the reconstruction of the former bothy to create substantial garage and workshop accommodation.



Inside, the farmhouse offers the generous proportions and variety of rooms that make traditional country houses so appealing. The entrance hall sets the tone, leading to a ground floor arranged around several distinct living spaces, each with its own character and possibilities.

The drawing room and separate lounge provide room to entertain, relax or simply enjoy the quieter side of country living. Fireplaces add to the traditional atmosphere, with multi-fuel stoves installed in both principal reception rooms, creating inviting spaces for evenings at home when the weather turns cold, and the countryside outside takes on its quieter winter character.







The kitchen and dining room is another natural gathering place. An oil-fired Aga brings a traditional farmhouse feel to the heart of the home, while the generous proportions allow everyday cooking, family meals and larger gatherings to sit comfortably together. A separate pantry and utility room add the practical storage and working space that a house of this scale needs, with a WC also located on the ground floor.

A ground floor bedroom offers welcome flexibility, whether for a family member who prefers to avoid stairs, visiting guests or those seeking a separate space for working or hobbies.



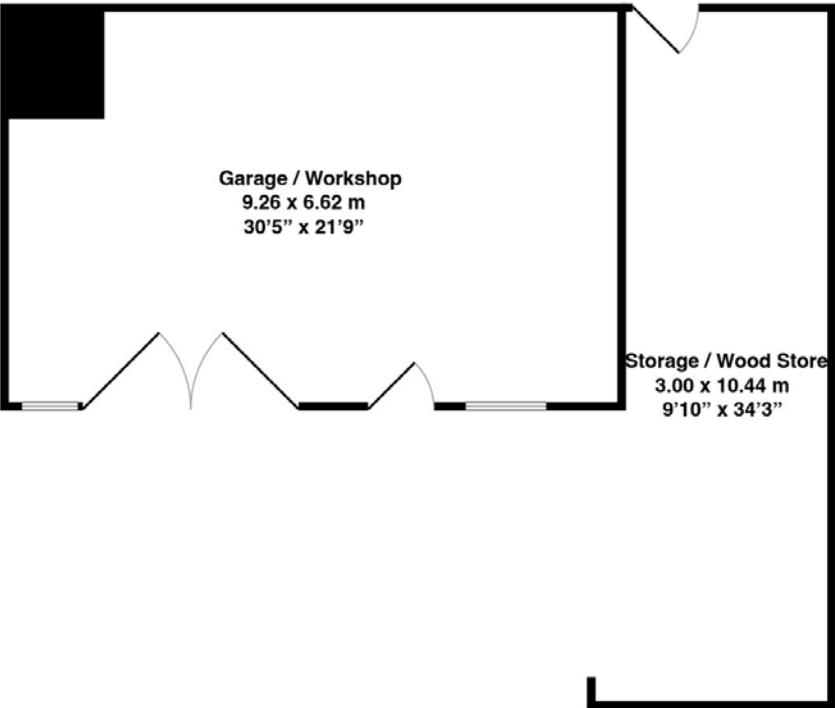
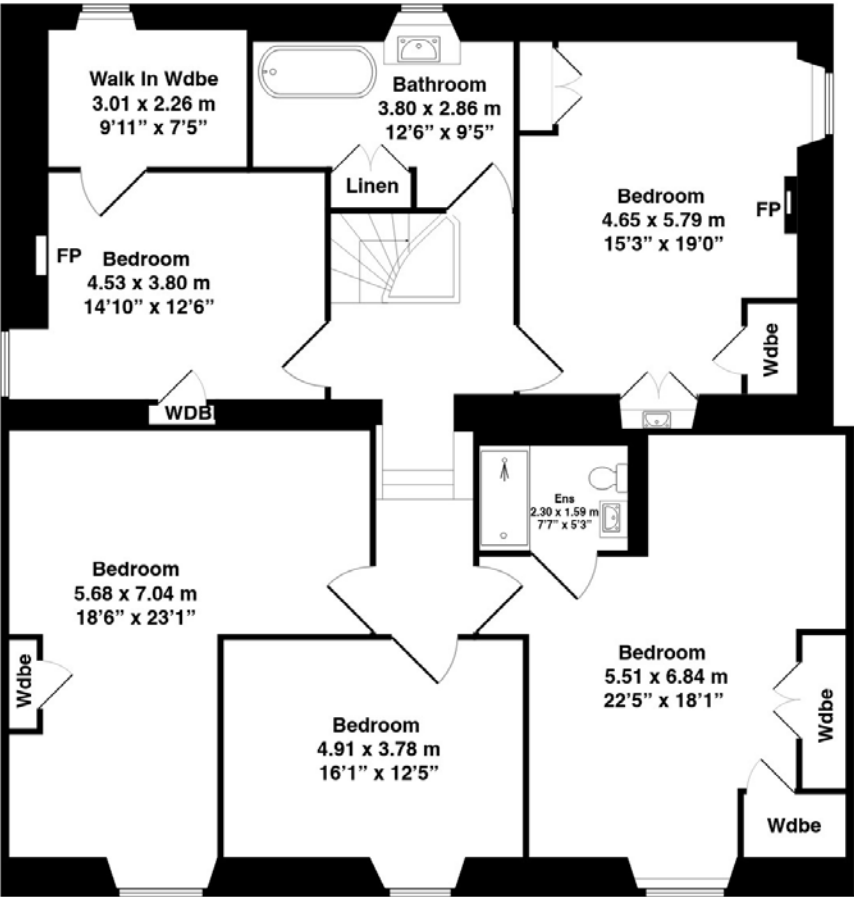
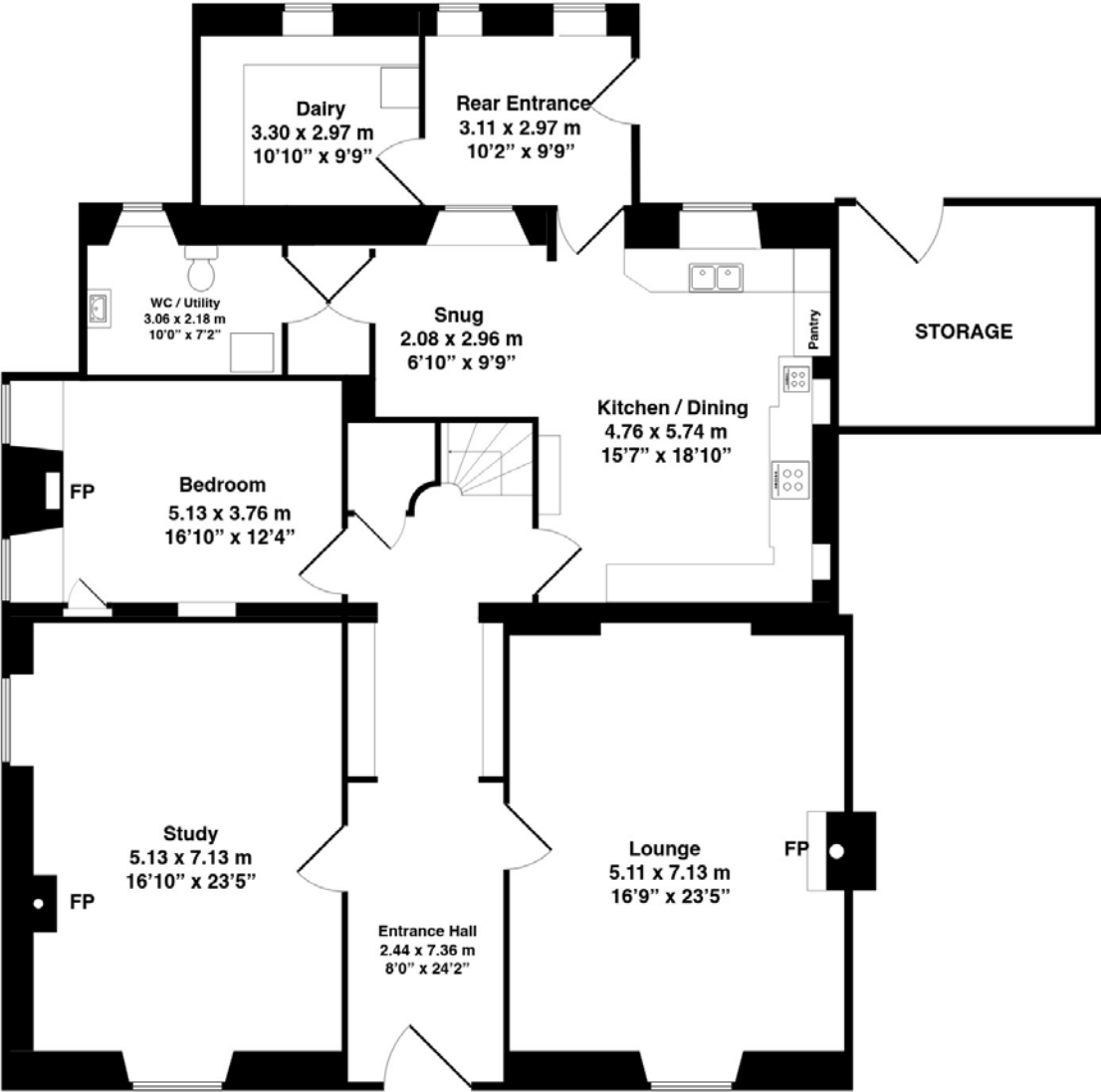


Upstairs, the accommodation continues with five further bedrooms, creating six bedrooms in total across the house. The principal bedroom benefits from its own en suite shower room, while a further bedroom has a dressing room off it. The remaining bedrooms offer a wealth of possibilities for family life, guests, creative pursuits or a dedicated study. A family bathroom completes the first floor.

Heating is provided by electric storage heaters in a number of principal rooms, with domestic hot water supplied by an electric immersion heater. The oil-fired Aga serves the kitchen and dining room, with the oil tank housed in the external store.







Gross internal floor area (m²): 301m²
EPC Rating: E



Outside is where the full character of Tillytoghills really comes into its own. Garden grounds extend to the front, side and rear, with a mixture of traditional stone walling, hedging and post and wire fencing defining the boundaries where present. There is room to imagine long summer afternoons outdoors, children inventing their own adventures, a kitchen garden, quiet corners for reading or simply enjoying the changing seasons in a rural setting.

The outbuildings are a major attraction in their own right. A detached double garage provides space for two vehicles, while a further detached timber garage, adjoining workshop and substantial log store offer remarkable versatility. Whether the next owner needs room for classic cars, bicycles, gardening equipment, woodworking, country pursuits or simply the practical business of maintaining a substantial home, these additional buildings offer possibilities well beyond those of an ordinary residential property. A separate lean-to store houses the oil tank.



The 2010 rebuilding of the former bothy also incorporated solar panels, which benefit from a feed-in tariff. The terms and ongoing arrangements for this tariff should be confirmed by the purchaser, but the installation adds another interesting element to the property's history and practical specification.

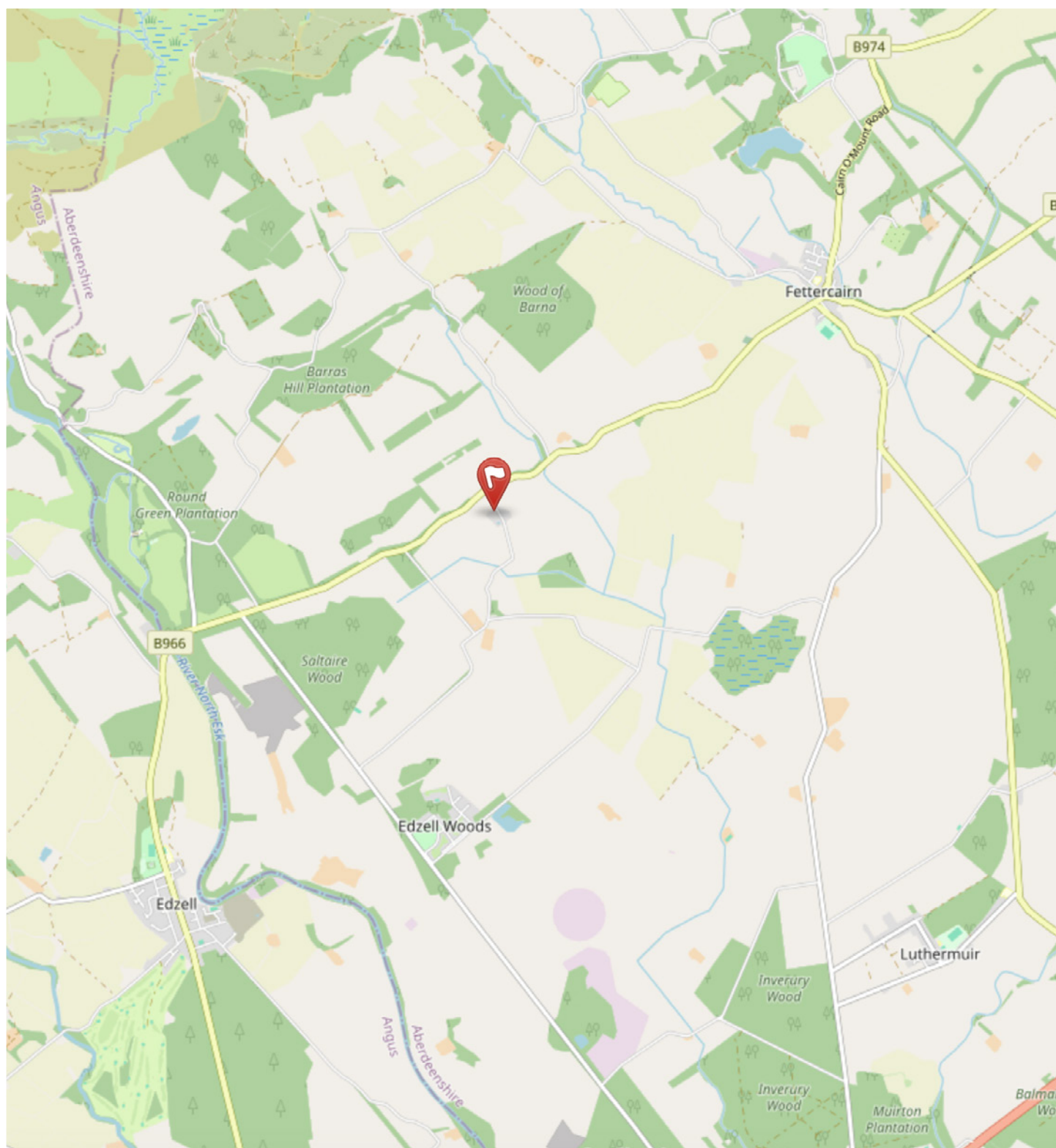
The setting is every bit as special as the house. Tillytoghills lies in the countryside near Fettercairn, where open landscapes, established farms and scattered rural properties create a sense of space and separation from the pace of modern life. The nearby villages of Fettercairn and Edzell provide local amenities, while Laurencekirk and the wider Mearns offer further services and connections.



Fettercairn itself is a particularly attractive village, known for its historic Royal Arch, traditional character and long association with whisky making. Beyond the village, the surrounding countryside offers wonderful opportunities to walk, explore and enjoy the landscapes leading towards the Angus Glens and the Cairn o' Mount.

Tillytoghills is not a home that can be reduced to a list of rooms and measurements. Its appeal lies in the combination of period character, generous accommodation, useful outbuildings and the freedom that comes with a rural setting. It has been a much-loved family home, and its next owner will have the opportunity to shape its future while becoming part of its continuing story.

For a family seeking space to grow, a country house with genuine individuality, or a property where home, garden and outbuildings can all play an important part in daily life, Tillytoghills Farmhouse is a rare and memorable proposition.



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