



Bents Farmhouse, Alford

Alford

Offers in excess of **£305,000**



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Alford, Alford

DELIGHTFUL FOUR BEDROOMED COTTAGE WITH IMPRESSIVE REAR EXTENSION.

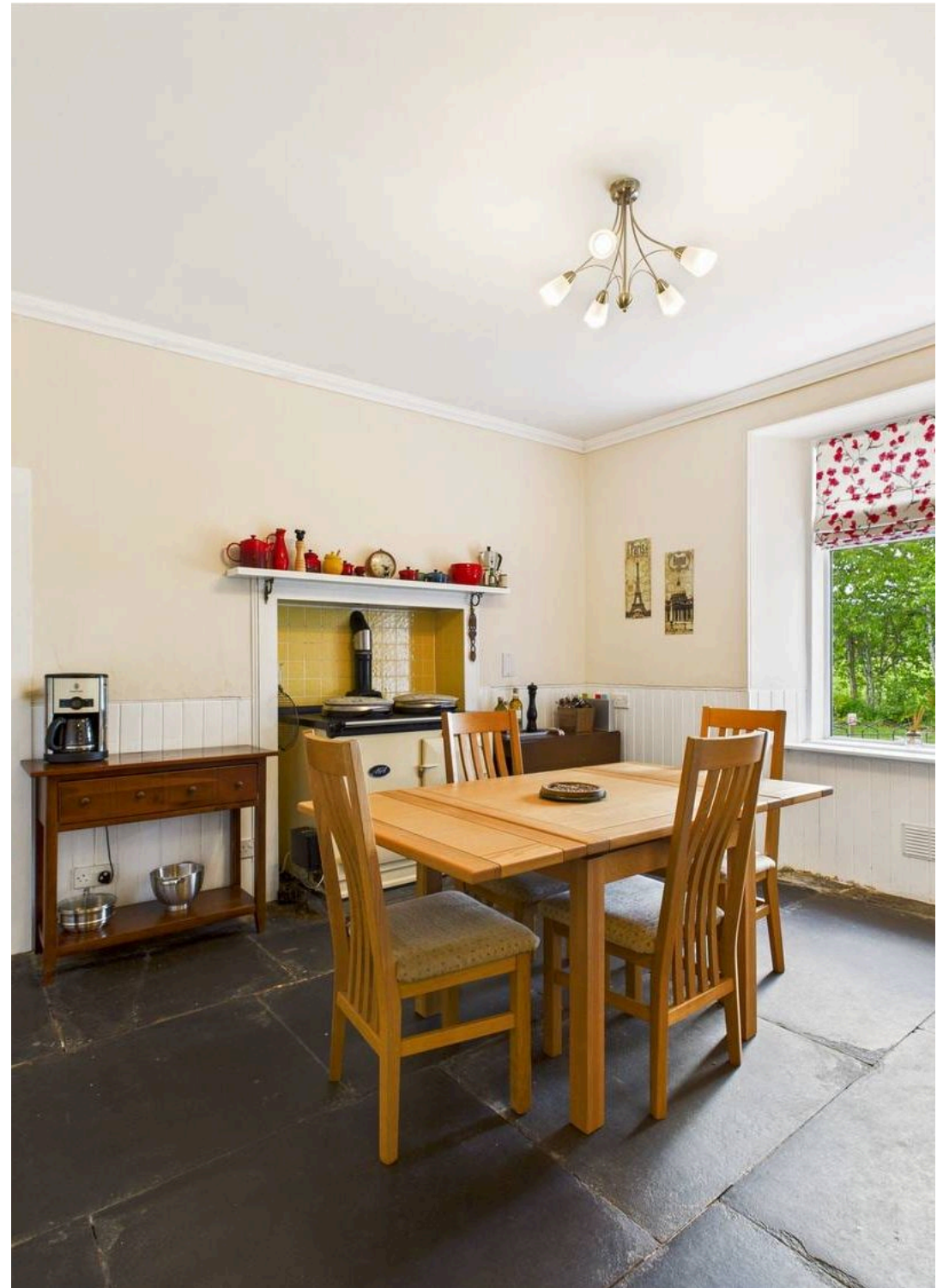
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautifully presented accommodation.
- Tranquil rural location.
- Extensive gardens.
- Stunning open views.





Entrance porch

13' 7" x 5' 0" (4.14m x 1.52m)

A delightful bright entrance with ample space to sit and enjoy the morning sun and dual aspect offering those super views. The original pitch pine door offers access to the main hallway and the floor is finished in a wood effect.

Entrance Hall

A bright and welcoming space due to the three upper level Velux windows that flood the space with natural light. The fully carpeted stair with traditional white balustrades leads to the upper level and there is a very large walk in store that could easily be utilised as a work from home office space. The fully glazed door gives access to the rear garden and the white painted floor boards finish the space perfectly.

Sitting Room

13' 11" x 13' 1" (4.23m x 4.00m)

A very cosy but spacious room with attractive exposed granite wall that incorporates a traditional open fire with natural wooden mantle and alcove that provides the perfect log store. The fresh neutral decor is complimented by the wooden style flooring.



Lounge

16' 1" x 15' 10" (4.91m x 4.83m)

Forming part of the rear extension this stunning sitting room is flooded with light from the pretty Georgian style windows to the side and fully glazed door leading through to the sun room. The modern fireplace houses a woodburning stove that is perfect for those colder evenings. This is the perfect everyday family space and is finished in natural wood flooring.

Sun Room

15' 10" x 6' 4" (4.83m x 1.94m)

Wow, this impressive sun room with dual aspect wall to wall windows and triple ceiling Velux is a very pleasant place to be with exceptional views of the gardens and towards Alford. It is currently used as a home office area and gym and why not. The floor is finished in natural wood.

FRONT GARDEN

To the front is a small low maintenance area with stone chippings enclosed with a low wall and railings. The property also owns the area of grass on the opposite side of the road.

REAR GARDEN

To the rear is a substantial garden that enjoys uninterrupted westerly views towards Alford. It consists of a sheltered courtyard area that is perfect for alfresco dining or BBQs and two large areas of mature lawn bordered with mature hedging and trees. There are beds for adding a splash of seasonal colour and ample space for children's play or sports equipment and a large garden shed. There is a timber store to the side of the property and gated access to the driveway.

DRIVEWAY

2 Parking Spaces

There is space for parking to the front and side of the property.





Floor 0

Approximate total area⁽¹⁾
115.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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