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BRANKANENTHAM FARMHOUSE BY SANDEND, PORTSOY, AB45 2UD



Substantial & Spacious Detached Dwellinghouse

- Sought after rural location close to picturesque coast
- Many traditional features. Biomass C.H system & open fires.
- Sun Porch, 3 Public Rooms, Dining Kitchen, Utility Room/Pantry
- 2 Bathrooms, Shower Room, Office & 4 Bedrooms.
- Integral Double garage with Workshop. Large gardens surrounding.

Offers Over £285,000
Home Report Valuation £285,000

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BRANKANENTHAM FARMHOUSE, BY SANDEND, PORTSOY, AB45 2UD

TYPE OF PROPERTY

We offer for sale this detached farmhouse which is situated in a pleasant rural location just off the A98. The property is close to the beautiful Moray Firth Coast, the picturesque harbour and sandy beach at Sandend and the historic rural village of Fordyce are a short distance away. The popular seaside towns of Cullen and Portsoy are both approximately 3 miles distant where shops, supermarkets and schools can be found. Lovely views over the surrounding countryside and rolling farmland can be appreciated from many of the rooms and the gardens. Brankanenthram Farmhouse offers spacious, well appointed family accommodation over two floors and benefits from a biomass central heating system and some open fires. Many traditional features within the property have been retained including the sash and casement windows with working shutters, panelled internal doors, fireplaces and plaster ceiling cornice detailing, which will certainly appeal to those seeking a home with charm and character.

All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are all included in the price.

ACCOMMODATION

Sun Porch

2.97 m x 1.91 m

Enter through glass panelled exterior door into the sun porch. Windows on three sides enjoying views over the front garden and the surrounding farmland. Glass panelled door to the vestibule.



Vestibule

Floor to ceiling fitted shelving. Coat hooks. Traditional floor tiling. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sitting room and inner hallway. Built-in understairs storage cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

5.39 m x 4.54 m

Spacious, double aspect room with large front and side facing windows with wooden panelled shutters. Wooden fire surround with traditional fireplace and slate hearth. Built in cupboard with fitted shelving.



Sitting Room

4.53 m x 3.66 m

Double aspect room with front and side facing windows

with window shutters. Extraflame wood pellet, stove boiler set on a tiled hearth. Built-in cupboard with fitted shelving.



Inner Hallway

This area has doors to the hallway, dining kitchen, dining room/office, and bathroom.

Dining Room/Office**3.31 m x 3.09 m**

Side facing window. Wooden fire surround, traditional fireplace with tiled backing and hearth. Providing space for

use as an office, children toy room, dining room or as a possible ground floor bedroom if required.

**Dining Kitchen****4.86 m x 4.61 m**

Side facing window with shutters. Fitted with a selection of base units in a white, gloss effect finish with contrasting, granite effect countertops. The range cooker is to be

included sale. Integrated gas hob (not in working order). Round bowl sink with mixer tap. Access to the utility room/pantry. Door to the rear hallway.



Utility Room/Pantry

6.43 m x 1.80 m

A spacious, L shaped room providing utility and pantry facilities with 2 side facing windows. Fitted base and wall mounted units providing excellent storage. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Timber wall linings. Fitted shelving and coat hooks.



Rear Vestibule

This area has access to the dining kitchen and the boot room. Built in cupboard. Glass panelled exterior door giving access to driveway at the side of the property.

Boot Room

2.82 m x 2.32 m

Full timber wall linings. Fitted shelving, coat hooks and hanging rail. Door to the integral garage.

Bathroom

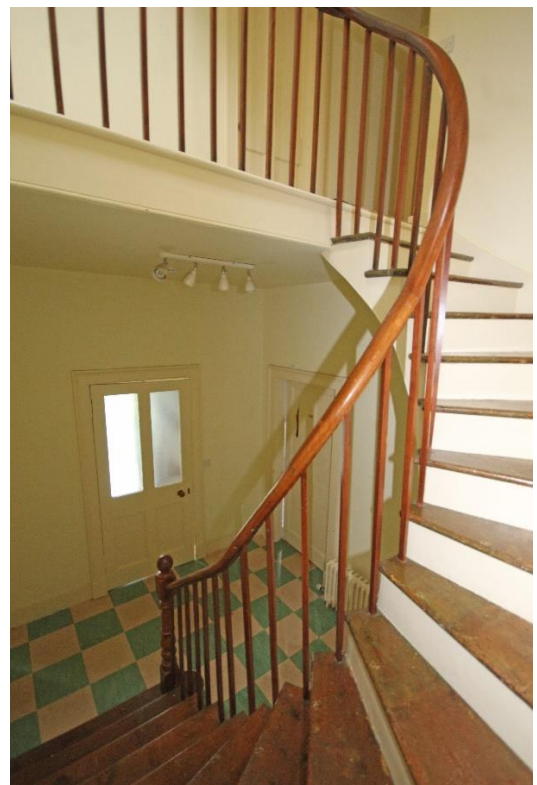
2.12 m x 2.10 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. The wash-hand basin is inset into a vanity unit with double storage cupboard below, which extends to conceal the cistern. Radiator with heated towel rails.



Staircase

A sweeping staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. The first floor landing has two side facing Velux style roof windows. Doors to the bathroom, shower room, study/dressing room and all 4 bedrooms. Double built in cupboard allowing access to the eaves and additional built-in cupboard allowing access to eaves. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1**4.63 m x 4.26 m**

Spacious double bedroom with front facing bay window giving lovely views over the rolling farmland. Wooden fire surround with cast iron fireplace.

**Office/Dressing Room****2.73 m x 2.38 m**

An ideal office or dressing room with front facing Velux style roof window. Fitted shelving and hanging rails.

Bathroom**3.40 m x 2.73 m**

Side facing Velux style window. Fitted with a white suite comprising of toilet, bidet, wash-hand basin and freestanding rolltop bathtub. Fitted cupboards, shelving and drawer units providing useful storage and concealing the hot water tank. Radiator with heated towel rails.



Bedroom 2**4.61 m x 2.92 m**

Front facing bay window giving views over the surrounding farmland. Feature fireplace and surround with decorative tiled backing and hearth. Raised sleeping platform.

**Bedroom 3****4.74 m x 4.14 m**

Side facing bay window giving views over the surrounding farmland. White wash-hand basin. Fitted shelving unit.

**Shower Room****1.69 m x 1.34 m**

Fitted with a white shower cubicle. Wetwall splashback panelling.

Bedroom 4**4.75 m x 3.15 m**

Side facing window. Ceiling hatch with pull down ladder allowing access to the loft space.

**Integral Garage****6.72 m x 4.69 m**

Integral double garage with power and light. Electric roller, double door allows vehicular access from the off-road parking area. Glass panelled exterior door to the off-road parking area. Internal door to the boot room. Double glass panelled doors to the workshop.

**Workshop/Studio****6.72 m x 2.28 m**

A lined workshop/studio with power and light. Fitted shelving and storage units. Wood burning stove.

**OUTSIDE**

Brankanenthum Farmhouse occupies a generous size site with mature garden areas surrounding. The front garden is bound by a stone wall and is mainly laid in grass with an abundance of established shrubs and trees. The gardens continue at the side of the property to the rear. The rear garden is again laid mainly in grass and is stocked with a variety of established plants and shrubs. Productive orchard with various fruit trees. An imprinted concrete driveway allows access to the garage and provides off road parking spaces. Attached garden store. Covered log/fuel store.





SERVICES

Mains water and electricity. Drainage is to septic tank.

ITEMS INCLUDED

All fitted floor coverings, window blinds and light fittings. The range cooker in the dining kitchen.

Council Tax

The property is currently registered as band C.

EPC Banding EPC = F

Viewing

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

Email banff.property@stewartwatson.co.uk

Reference Buckie

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