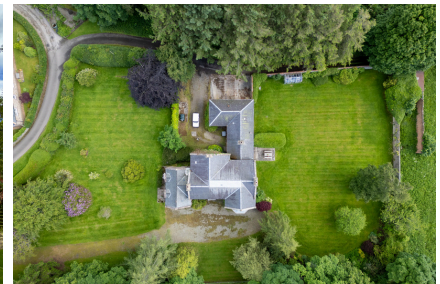


# Connelly Yeoman



**LAW OF CRAIGO FARMHOUSE  
BY MONTROSE DD10 9LD**

**LARGE DETACHED  
TRADITIONAL STYLE  
FARMHOUSE**



- Set within generous garden grounds - 5 Bedroom Detached Former Farmhouse
- Spacious and versatile accommodation with character features and much charm
  - Oil Fired Central Heating, partial Double Glazing, excellent storage
- Sweeping gravel driveway, ample car parking, mature wrap-around Gardens
  - Additional plot of land available under separate negotiations



OFFERS OVER

**£500,000**

# Property Description

Connolly Yeoman Estate Agency are delighted to present to the market this highly distinctive and much admired, traditional stone-built former FARMHOUSE which is set within generous (approx. 1 acre of land), mature garden grounds, with a sweeping gravel driveway and double gates entering into the grounds, offering ample car parking for several vehicles; front garden laid to lawn, mature trees, shrubs and boundary hedging all around offering privacy and seclusion. The house is located right in the middle of the garden grounds, with wrap around gardens around the back and further double gate access. The back garden is all laid to lawn, a walled garden at the back with mature trees and shrubs, beautiful plants and flower borders, all well stocked. Greenhouse included in the sale. There is a large Double Garage at the back of the house with an additional driveway area for further car parking. The House itself might benefit from a program of upgrading / redecoration now and does benefit from Oil fired central heating, full fibre broadband and a mixture of glazing (some single and double glazing). Many of the original character features have been retained including original internal doors, high ceilings, deep skirting boards, high level dado rails, ceiling cornice and ceiling rose. This charming and characterful property offers spacious, well proportioned accommodation and has several versatile options for modern living. Externally, there is a sweeping gravel driveway entering into the house, with mature wrap-around gardens, all beautifully laid out and very well tended.

Craig is approximately five miles by car to the town centre of Montrose where there is an excellent range of local services for its residents, including a variety of shops, health and sports centres, cinema, museum, library, swimming pool and the beautiful beach. Montrose is located midway between the cities of Dundee and Aberdeen on the East coast and is serviced by the main East Coast railway line making it an ideal commuter's base to locate. Montrose railway station is less than 15 minutes drive by car. The nearby A90 gives easy access to Aberdeen and Dundee cities making this a great location for commuters wanting to escape the busy city to home country living. Approximately 45 minutes driving time to Aberdeen Airport. School children have access to Rosemount Primary School located in Hillside, and have the choice between Montrose Academy or Mearns Academy for secondary education. High school of Dundee, Robert Gordon University and Lathallan School are all within an hour via bus routes.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE, DINING ROOM, HOME OFFICE/STUDY, SUN ROOM, BREAKFASTING KITCHEN, PANTRY CUPBOARD, SHOWER ROOM, REAR HALLWAY, SITTING/FAMILY ROOM, UTILITY ROOM; UPPER FLOOR:- MAIN BATHROOM, 5 BEDROOMS, REAR HALLWAY, FURTHER BATHROOM, 2 BUILT-IN STORAGE ROOMS. DOUBLE GARAGE; AMPLE CAR PARKING AREAS; GREENHOUSE**



# Property Description

**ENTRANCE VESTIBULE:** Substantial main entrance door into the Vestibule which has tiled-effect flooring and an original glass panel door leading into the Inner Hallway.

**INNER HALLWAY:** A most welcoming Hallway, which is fully carpeted and the original wood balustrade staircase leading to the upper floor, with a stained glass window located half way up the staircase, allowing for natural light into the Hallway. Original internal doors have been retained, together with ceiling cornicing throughout. Built-in storage cupboard, ideal for household items.

**LOUNGE:** Approx. 23' (into the bay window) x 17'9". This is a generously proportioned, front-facing public room, with a large bay window to the front of the property; detailed ceiling cornice and ceiling rose retained; two recessed shelving areas with storage cupboards below; focal point marble-effect open fireplace with marble-effect inlay and mantle; high skirting boards; fitted carpeting; CH Radiator.

**DINING ROOM:** Approx. 16'4 x 16'. Another formal public room, with a front-facing window; original ceiling cornice and centre rose, high skirtings; fitted carpeting; CH Radiator.

A door from this room leads into a Rear Hallway area, which is all carpeted, and there are two doors (this is an extension to the property - 1980's circa) and forms an Office/Study space.

**HOME OFFICE/STUDY:** Approx. 11'2 x 7'5". with fitted carpeting and south-facing windows, a great space for a Home Office or Study; CH Radiator.

Another door leads through into the Sun Room extension at the back.

**SUN ROOM:** Approx. 18'11 x 16'11 with double doors leading out into the side garden area; front-facing windows allowing for lots of natural light; traditional features and an open fireplace set in a brick inlay.

**BREAKFASTING KITCHEN:** Approx. 12'8 x 15'2". The Kitchen is fitted with a range of base and wall mounted units, co-ordinated work surfaces, ceramic sink with a mixer tap; ample space for kitchen appliances; Built-in 5 burner Electric Hob with extractor hood above, Electric Oven and Grill; further space for white goods; side-facing window; tiled-effect vinyl flooring; ceiling cornicing; CH Radiator. Breakfast bar area for everyday/casual dining option.

From the main Hallway, a door and a few steps into a Pantry cupboard which has fitted shelving and offers ample storage, located next to the Kitchen. Further Walk-in storage cupboard Approx. 4'5 x 10'7 with fitted shelving and a rear-facing window.

**SHOWER ROOM:** Approx. 12'8 x 6'7". Two piece coloured bathroom suite with a separate walk-in shower enclosure housing a mains power shower; wet wall panel finish to the shower area; ceiling downlights; rear-facing opaque glazed window.

From the main Hallway, another original glazed panel door leads off through into another Rear Hallway, with access into the Sitting/Family Room.

**SITTING / FAMILY ROOM:** Approx. 10'10 x 13'5". An ideal family room, with a sliding door leading out into the back garden; original traditional features; CH Radiator.



From the Rear Hallway an external door leads out onto the driveway area at the front; ample front-facing windows and a door into the Double Garage.

**DOUBLE GARAGE:** Approx. 18'2 x 21'8 with two up and over front doors; with power and light; ample storage space; rear courtesy door leading out into the garden.

A sliding door gives access into a Workshop area (approx. 17'3 x 7'11 located at the back of the garage, with a rear-facing window, fitted shelving, an ideal workshop area; another door leading through into a Utility space.

**UTILITY SPACE:** Approx. 13'5 x 12'2 housing the Oil fired central heating boiler; wooden ceiling clothes pulley; water tank and space for washing machine, etc.

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**UPPER FLOOR:** Sweeping wooden balustrade staircase leading from the main Hallway area up to the upper floor landing area; fitted carpeting; large, built-in storage cupboard (approx. 8'8 x 4'11) with a window and offering good storage (with hanging rails) and a ceiling hatch access into the loft space.



**MAIN BATHROOM:** Approx. 13'5 x 14'. A spacious main Bathroom, comprising a three piece white bathroom suite with vanity units right around offering excellent vanity/dressing space; feature corner bath tub; wash-hand basin set within a vanity unit with storage below; fitted carpet flooring; ceiling cornice; CH Radiator; rear-facing opaque window

**MASTER BEDROOM 1:** Approx. 17'7 x 20'1. A bright and very generously proportioned main Bedroom, with two large bay windows overlooking the open fields to the side; detailed ceiling cornice; one whole wall of fitted wardrobes with mirror doors; CH Radiator.

**BEDROOM 3:** Approx. 10'2 x 9'1. A good size Single Bedroom, with a front-facing window; fitted carpeting; ceiling cornicing; CH Radiator. An adjoining door leads through into another Bedroom.

**BEDROOM 2:** Approx. 15' x 15'11. A double size Bedroom, with a front-facing window; fitted carpeting; ceiling cornicing; fitted storage space; CH Radiator. Door leads out to the upper Hallway landing.

**REAR HALLWAY AREA** with a large walk-in storage cupboard (approx. 8'2 x 5'1). Access from this Hallway through to another Bathroom and two further Bedrooms. Ceiling hatch access into another loft space above the rear extension.

**BATHROOM:** Approx. 8'3 x 8'5. Comprising a three piece white bathroom suite with a mains power shower over the bath; wall tiling to the suite areas; fitted carpet flooring; CH Radiator; side-facing opaque window.

**BEDROOM 4:** Approx. 11'6 x 12'3. Another well proportioned Bedroom with a side-facing window; fitted carpeting; built-in double wardrobes offering excellent storage space; CH Radiator.

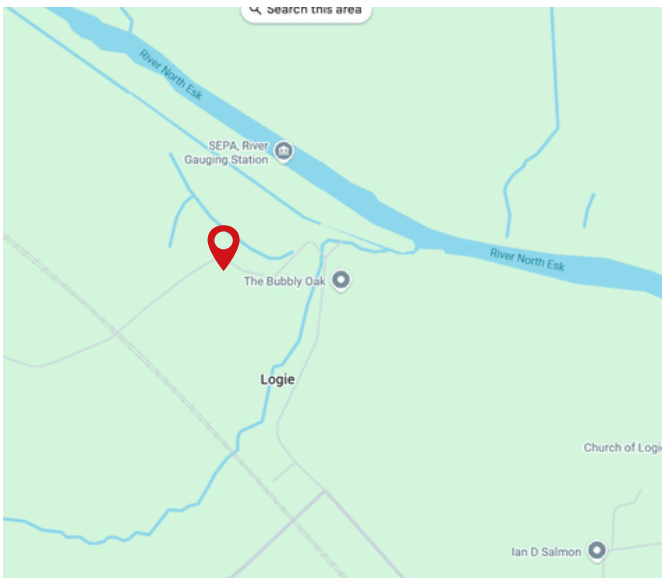
**BEDROOM 5:** Approx. 12'7 x 16'3. A generously proportioned Bedroom, a dual aspect room, with both front and side-facing windows allowing for lots of natural light; fitted carpeting; built-in double wardrobe with hanging rails and shelving; CH Radiator.







# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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