

# Thistles

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## Bogmuir Farmhouse, Fettercairn, Laurencekirk, AB30 TYP

£465,000



### Full Description

A very spacious 3-4 bedroom detached family home with a self-contained 3-bedroom annexe set on just over an acre of land is available for sale in Fettercairn. Bogmuir Farmhouse is full of character throughout and enjoys benefits of oil-fired heating, double glazing, 10 car driveway and 3-4 car garage with electric powered doors and an office. The main part of the property consists of: An entrance hallway with storage cupboard and access to a jack and jill shower room with a 3 piece white suite and storage; Lounge with fireplace, carpeted flooring; Sitting room which the current owners are using for a studio/ gym, carpeted flooring; dining room with feature fireplace, carpeted flooring; study room with a feature fire place and carpeted flooring;

### Features

- Detached House
- 3 Bedroom Self-Contained Annexe
- Large Garage for 3-4 Cars and Office
- Over An Acre of Land
- Local Schools & Amenities Close By
- Driveway for 8-10 Cars
- Oil-Fired Heating

dining kitchen with a range of wall and base units and appliances including leisure range cooker and an American fridge freezer, tiled flooring; Utility room with plumbing for a washing machine, access to the jack and jill shower room; large master bedroom with bay window and en-suite shower room; en-suite shower room with 3 piece white suite; 2 further double bedrooms; family bathroom with a 3 piece white suite and shower over bath. The self-contained annexe consists of: Spacious open plan lounge/ dining kitchen, this room has access to a balcony with breathtaking views, kitchen has a range of appliances including electric ceramic hob, double ovens, electric extractor fan, fridge/ freezer, microwave and dishwasher; this room has a beautiful, vaulted ceiling; extensive bedroom with amazing views; 2 further double bedrooms; shower room with 3 piece white suite; the annex also has access to a loft with a ramsay ladder. The garage has 2 electric doors, has room for 3-4 cars, could used as a workshop too. There is an office in the garage as well. Externally the property has over an acre of land and on this land is a large shed that will remain as part of the sale of the property. Bogmuir Farmhouse is situated in a rural location with many local leisure facilities with-in driving distance away. Located approx. 1.5 miles from Fettercairn where you can enjoy benefits of a well-stocked village store, hotel with restaurant/ bar, a popular bistro, also for the young family members a nursery and primary school with public library. Secondary schooling is available at Mearn Academy which is approx. 6.2 miles away in the village of Laurencekirk. For the keen hill walkers and mountain bikers, the Cairngorm National Park with in approx. 18 miles drive away. The property is well positioned for commuting as the A90 is 3 miles away, Aberdeen Airport is approx. 36 miles away, Stonehaven is approx. 18 miles and Montrose is approx. 11 miles away.

- Excellent Views
- Quite Rural Location

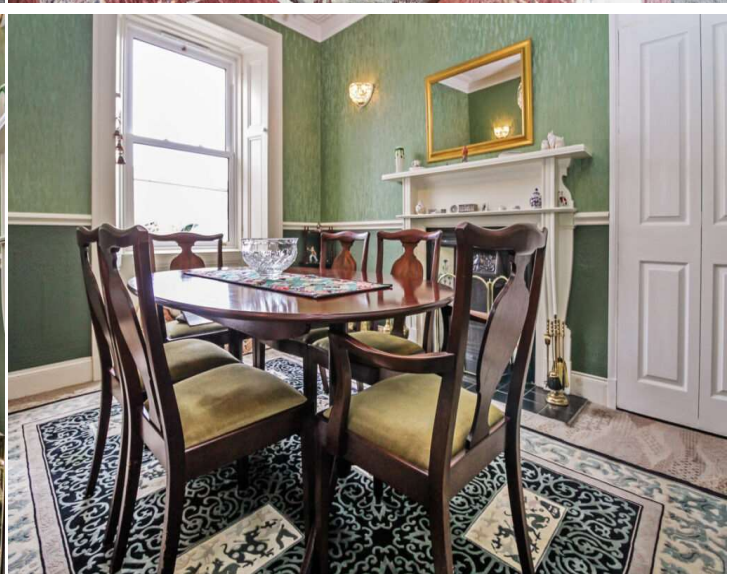
## Contact Us

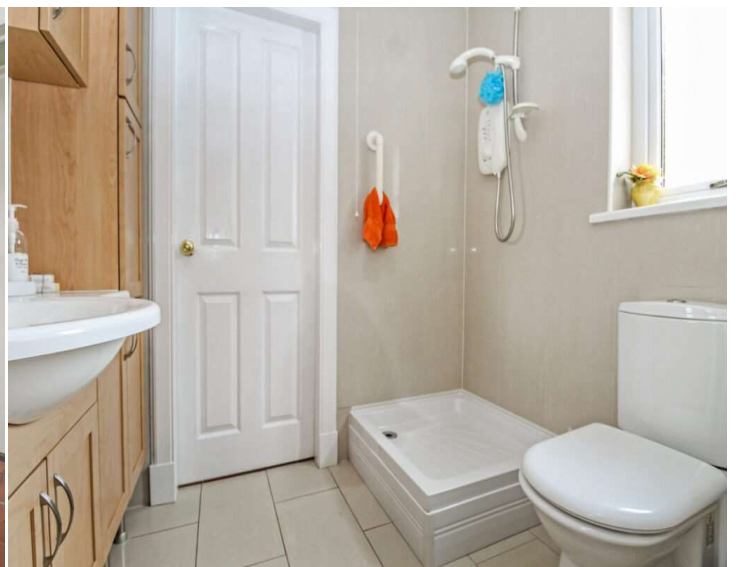
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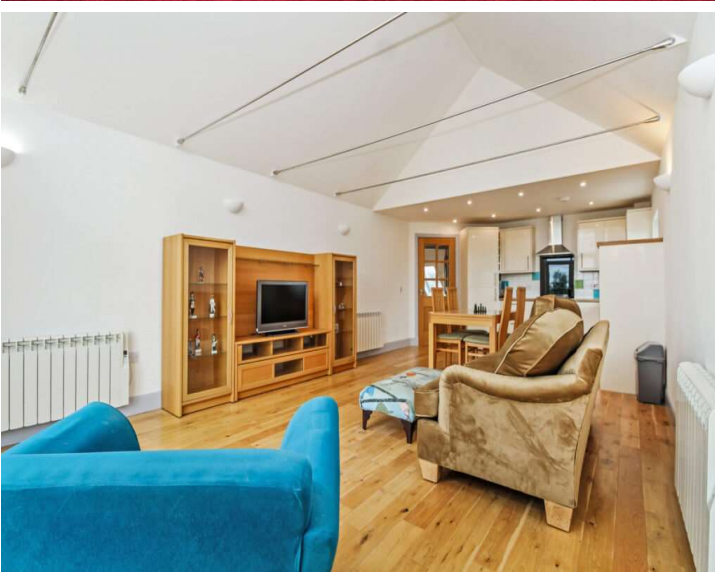
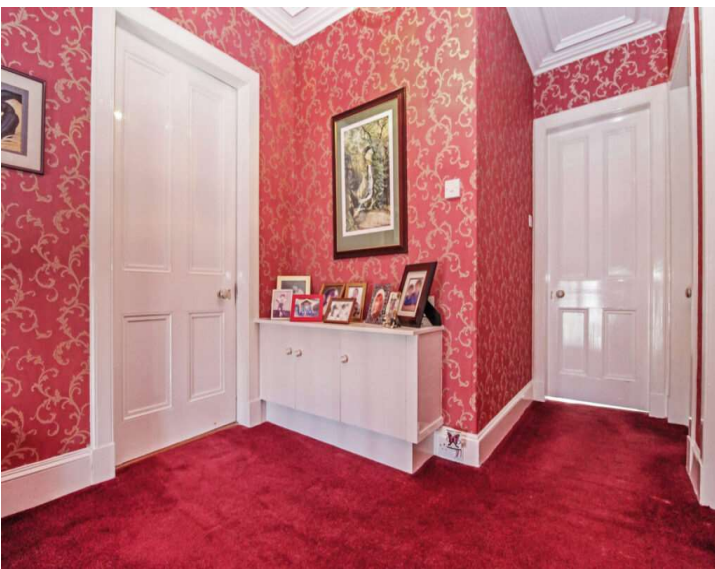
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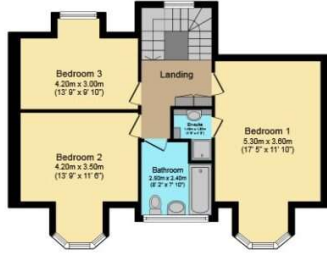
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
			69
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
			63
England, Scotland & Wales		EU Directive 2002/91/EC	





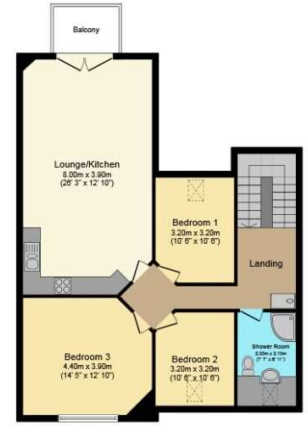
**Ground Floor**



**First Floor**



**Annex Ground Floor**



**Annex First Floor**

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