

STRATHELLA STEADING

Farnell, Brechin, Angus, DD9 6UE



WELCOME TO STRATHELLA STEADING

Enjoying a tranquil setting with unspoilt country views, this exclusive detached family home boasts six bedrooms with en-suite facilities, a social dining kitchen with a utility room, generous living spaces, a study, a ground-floor shower room and WC, and good built-in storage. The desirable property sits within wraparound gardens and provides ample parking with a driveway and an integral double garage.

GENERAL FEATURES

- Tranquil rural setting with far-reaching views
- Substantial detached family home
- Versatile interiors with characterful features

ACCOMMODATION FEATURES

- Reception hall with shower room/WC
- Southwest-facing living room with garden access
- Sunny dining room with garden access
- Generous drawing room
- Country-style dining kitchen with family area and pantry
- Principal bedroom with en-suite bathroom
- Five further bedrooms with en-suite/Jack and Jill shower rooms
- Fitted home study
- Galleried landing with living space and large store
- Utility room with WC and boot room
- Oil central heating and double glazing

EXTERNAL FEATURES

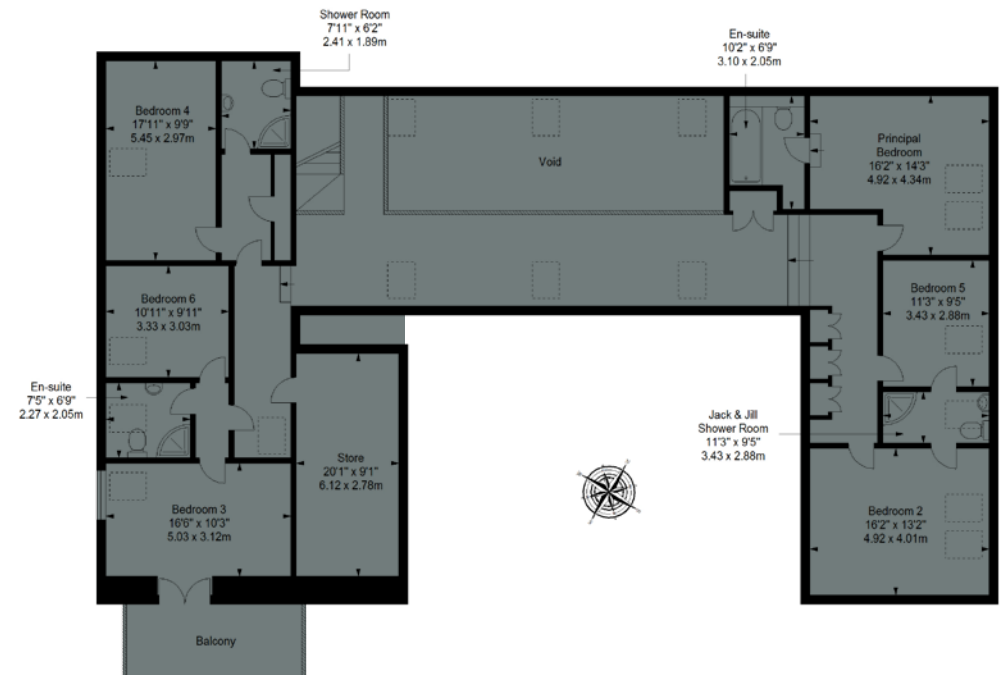
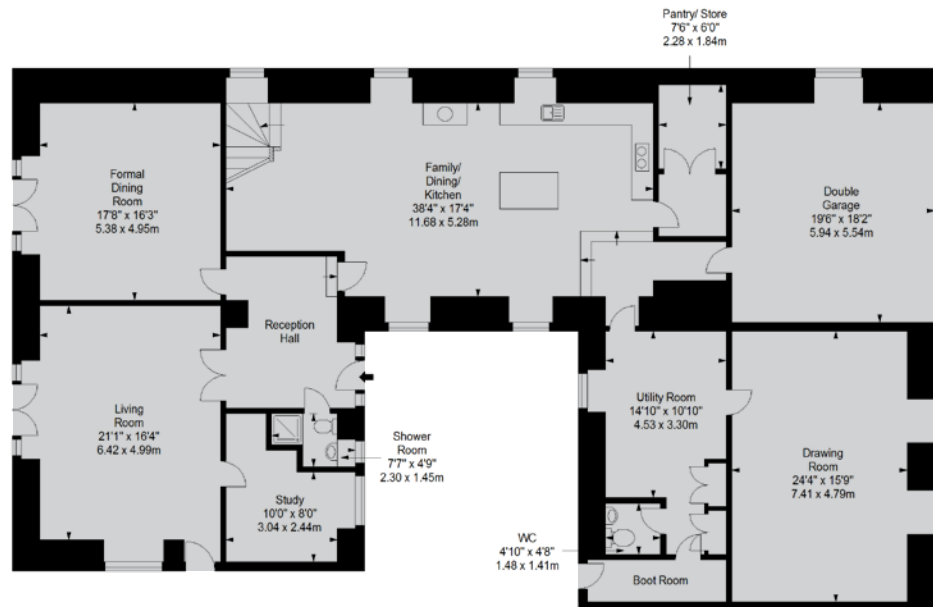
- First-floor balcony with a sunny aspect
- Attractive gardens with a summer house
- Generous private driveway
- Integral double garage



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The floorplan is for illustrative purposes. All sizes are approximate.





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Strathella Steading



WELCOME

TO STRATHELLA STEADING

Nestled in picturesque countryside with magnificent open views, Strathella Steading offers blissful rural seclusion less than 10 miles from the coast, with Aberdeen and Dundee accessible within an hour's drive. Set over two floors, the detached stone-built property boasts over 5200 square feet of internal accommodation, with six bedrooms benefiting from en-suite facilities and numerous versatile areas for relaxation, entertaining, dining, and home working. Completing this charming family home are a private driveway, an integral double garage, and gardens giving way to rolling fields.

Once inside, a warmly decorated reception hall, adjoined by a shower room with a WC, leads to two of the home's three reception rooms.



IDYLLIC SETTING - OFFERING RURAL VISTAS AS FAR AS THE EYE CAN SEE



Dedicated to relaxation and formal dining, these two spacious rooms benefit from a southwest-facing aspect, delightful pastoral views, and direct garden access. The dual-aspect living room (with handsome pine flooring) leads to a home study equipped with fitted storage and workspace.



REMARKABLY SPACIOUS KITCHEN

A SOCIAL HUB FOR FAMILY DINING & RELAXATION

Returning through the entrance hall, you reach a sizeable multi-aspect kitchen. Brimming with character, this impressive space boasts a natural pine vaulted ceiling and a wood-floored area for dining furniture and comfortable seating set beside a homely log-burning stove. The country-style kitchen comes fitted with oak-style cabinetry and a central island paired with a deep Belfast sink, a classic range cooker, and quality granite worktops. An integrated eye-level oven and dishwasher, and a freestanding American-style fridge freezer also feature. The kitchen benefits from access to the garage, a walk-in pantry, and a large fitted utility room (with space for white goods) adjoining a WC and a boot room leading outside. Also reached from the utility room is the third versatile reception area, a generous pine-floored drawing room.





ALSO REACHED FROM THE UTILITY ROOM IS THE
THIRD VERSATILE RECEPTION AREA, A GENEROUS
PINE-FLOORED DRAWING ROOM





GALLERIED LANDING

From the kitchen, wooden stairs lead up to a galleried landing with a statement pine-panelled ceiling and multiple skylights. The landing provides flexible additional living space and access to plentiful built-in storage, including a large store.





Accessed from the landing are five double bedrooms and a large single bedroom. The principal suite includes a bathroom, a second double is coupled with fitted storage and an en-suite shower room, and the four remaining bedrooms share Jack-and-Jill shower rooms between two rooms.



SPACIOUS BEDROOMS



ONE OF THESE BEDROOMS ENJOYS FRENCH DOORS OPENING ONTO A SOUTHERLY-FACING SEATING BALCONY WITH FAR-REACHING VIEWS.



FIVE MODERN WASHROOMS



The principal suite includes a bathroom, a second double is coupled with an en-suite shower room, and the four remaining bedrooms share Jack-and-Jill shower rooms.



SCENIC SPACES FOR OUTDOOR RELAXATION & RECREATION

Outside, the gardens feature neat lawns, landscaped planting, seating terraces, multiple sheds, and a summer house. A generous driveway and an integral double garage provide private parking.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances.





BRECHIN, ANGUS

STREHELLA STEADING LIES A SHORT DRIVE FROM BRECHIN. THIS DESIRABLE TOWN IS BRIMMING WITH CHARMING HISTORY WHILST ALSO SERVING THE NEEDS OF MODERN LIVING WITH GOOD LOCAL AMENITIES.

These include a selection of independent outlets and big-brand supermarkets, a bank, a Post Office, a library, and medical services, as well as restaurants, pubs and takeaways. The town's historic cultural attractions include a museum, the restored 4-mile single-gauge Caledonian Railway, and an ancient cathedral, which in past times gave Brechin city status. The town also boasts public parks, a golf and sports clubs including Glebe Park stadium home to Brechin City FC, and a Community Campus leisure centre. The latter hosts a swimming pool, a health suite, a sports hall and gym, a fitness suite with a varied programme, outdoors pitches and a rock-climbing wall., as well as a theatre. A selection of nurseries and primary schools, and a high school provide local education, with independent schooling offered at nearby Lathallan School. Brechin is served by good bus links and mainline train services are available at nearby Montrose, whilst Dundee airport is 45 minutes' drive away and provides flights to London and other major UK cities.





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