



**Thorntons**   
The right way to move

## Crosston Farmhouse

Aberlemno, Angus, DD8 3PE





Situated adjacent to the famous Aberlemno Pictish Standing Stones, Crosston Farmhouse is a C-listed farmhouse and steading, offering an outstanding home surrounded by picturesque countryside. The three-bedroom, four-bathroom house has been tastefully and sympathetically modernised and represents an ideal family home or opportunity to run a guesthouse, with a self-contained one-bedroom annexe presenting a further business opportunity or for live-in relatives. In addition, the steading has lapsed planning permission for a 3/4 bed barn conversion, should the purchaser wish additional accommodation.

You are welcomed into the main farmhouse by an inviting hallway, and immediately on your left, you step into a living room. Setting the tone for the characterful accommodation to follow, the living room has exposed ceiling beams and a warming open fire around which furniture can be arranged. The sitting room across the hall has the same homely feature of an open fire, flanked by open shelving.

## Features

- Wonderfully unique C-listed farmhouse and steading
- Entrance hall with built-in storage
- Living room and sitting room, both with open fires
- Bespoke farmhouse kitchen with breakfast bar and dining area
- Three elegant double bedrooms
- Three well-appointed en-suites with Travertine tiling
- Separate family bathroom
- The self-contained annexe consists of:
  - Characterful living room with stunning stone wall
  - Attractive kitchen
  - Good-sized double bedroom and shower room
  - Modern shower room
- Beautifully maintained, generous gardens
- Steading with excellent potential
- Ample private parking



"The farmhouse has many architectural features, including "Bee Boles" which kept bee hives warm during winter months."





The sociable heart of the home is sure to be the dining kitchen, with a bespoke, handmade farmhouse kitchen, a breakfast bar, and ample space for a large dining table and chairs. The kitchen is supplemented by an adjoining vestibule with external access, and a separate utility room. A family bathroom completes the ground floor. The home's three double bedrooms are located on the first floor and enjoy far-reaching views over the rolling countryside, and all three are supplemented by beautifully appointed en-suite shower rooms with travertine tiling. The annexe benefits from its own separate external entrance and it can be accessed from the sitting room if needed. It comprises a characterful living room, an attractive kitchen, a double bedroom, and a shower room. The adjoining steading offers tremendous potential for the new owner, with the double-height section benefiting from lapsed planning permission to convert into a three/four-bedroom residential dwelling.

The generous gardens are well-maintained, with neat lawns, established trees and shrubs for greenery and privacy, and plenty sunny, secluded areas that would be ideal for alfresco dining furniture and barbecues. Ample private parking is provided by a large gravelled front courtyard.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale.

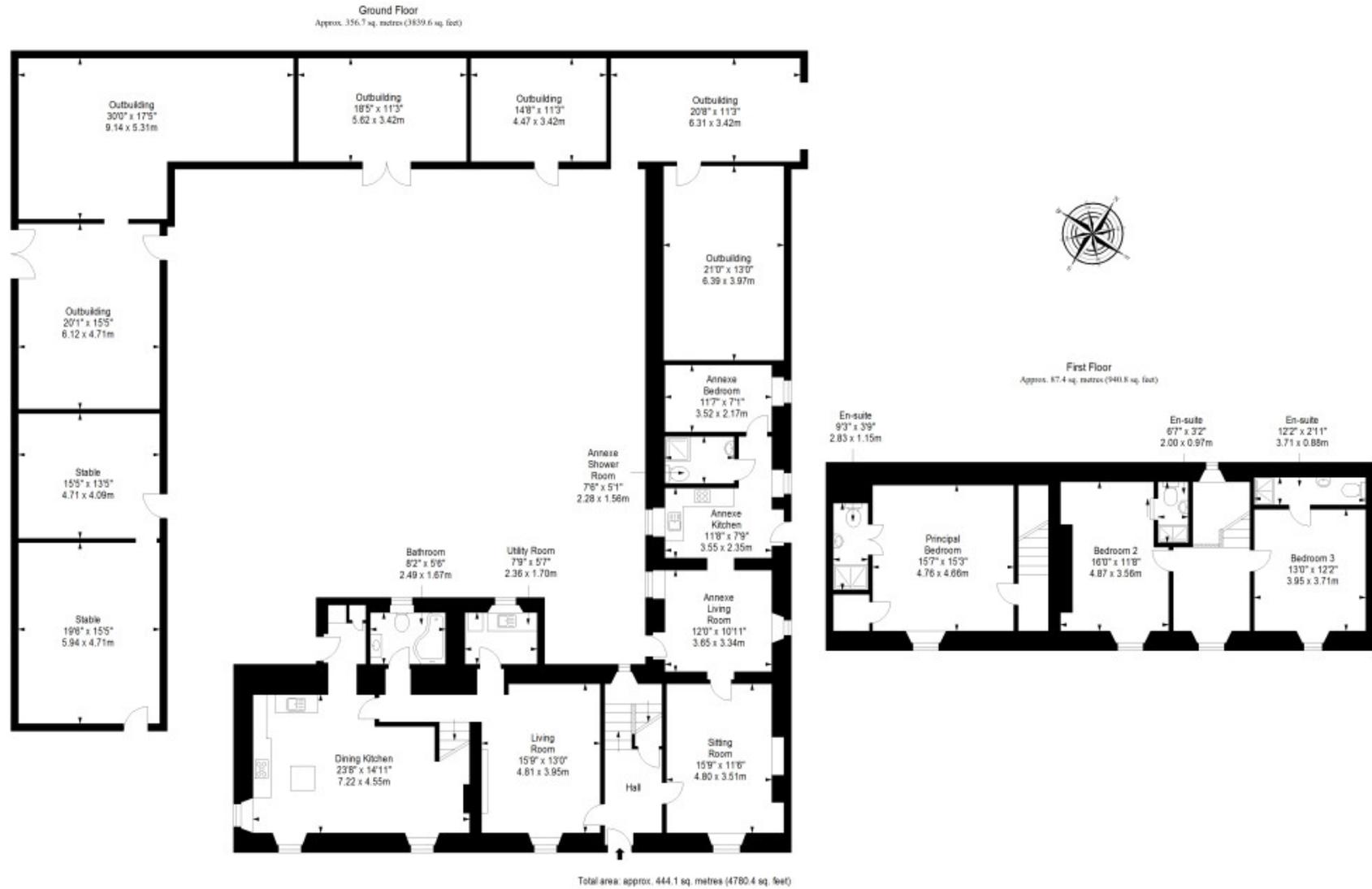




## Aberlemno

Situated almost equidistant from Forfar and Brechin, on the B9134, is the small, quaint village of Aberlemno. Perfect for those looking to fully immerse themselves in a semi-rural lifestyle, Aberlemno is surrounded by picturesque rolling countryside, providing the ideal backdrop for those who love to spend time outdoors walking, running, or cycling. The village has a village hall which hosts a number of classes and groups for all ages, abilities, and interests, as well as a community council and committee allowing residents to get involved with their local community. Aberlemno is well-known for the Aberlemno Pictish Stones, a selection of carved standing stones dating from the early medieval period, with the village's Parish Church also indicating the area's rich history. For those with children of school age, Aberlemno Primary School offers nursery and primary education, with pupils usually following onto Brechin High School for secondary schooling. Independent Lathallan School and Dundee's private education options are just over a 30-minute drive from the village. Forfar and Brechin are a short drive away from Aberlemno, with both towns offering a wealth of amenities such as shops (including several major supermarkets), leisure and fitness facilities, doctor's surgeries, pharmacies, hairdressers, barbers, and beauty salons, as well as a wide range of cafés, restaurants, and bars. The close proximity of the B9134 and the A90 allow swift and easy travelling from the village, whilst Aberlemno also benefits from a bus service and train stations can be found within easy driving distance.

# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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