

BRUCEFIELD BOUTIQUE B&B

Cliffburn Road, Arbroath, DD11 5BS



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PROPERTY NAME
Brucefield Boutique B&B

LOCATION
Arbroath, DD11 5BS

APPROXIMATE TOTAL AREA:
449 sq. metres (4833.2 sq. feet)

Ground Floor -  First Floor -  Attic - 

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



Covering over 4833 square feet, Brucefield Boutique B&B is a truly stunning commercial property that offers a tremendous amount of space, with three reception areas, six bedrooms, and seven bathrooms (plus a WC). The large, light-filled rooms enjoy high ceilings and a host of original details, all impeccably presented to exceptionally high

standards with sumptuous interior design and luxurious finishings. Every attention to detail has been catered to, ensuring it maintains its 5-star Gold approval rating. In addition, it further boasts fully-enclosed wraparound grounds which incorporate generous private parking and a huge, suntrap garden.





5-STAR GOLD

boutique B&B



Just a stroll from the town centre and important historical sites, like Arbroath Abbey, the B&B has a highly convenient (and coveted) setting that is ideal for holidaymakers. Beautiful sandy beaches are within walking distance and the countryside is practically around the corner, further increasing the appeal of this rarely available and exclusive property. This lucrative business is being sold by the current owners due to retirement and is sold fully furnished (minus a select few items) to provide a true turn-key opportunity. Occupancy rates and accounts can also be provided to interested parties at the request of their solicitor.

GENERAL FEATURES

- An incredible 1920s manor house covering 4833 sq. ft.
- Arbroath's only 5-star Gold boutique B&B
- Excellent location close to the coast and countryside
- Stylish modern interiors with original features
- Being sold fully furnished as a turn-key opportunity
- EPC Rating - E

ACCOMMODATION FEATURES

- Bright entrance vestibule with a handy WC
- Inviting reception hall with modern fireplace
- Expansive living room with an open fireplace
- Spacious dining room with built-in storage
- Casual sitting area designed for unwinding
- Well-appointed kitchen with granite worktops
- Utility room with rear porch and boiler room
- Galleried landing with ornate feature windows
- Six large super/king-size/twin-size bedrooms
- Four modern three-piece en-suite shower rooms
- Two luxurious four-piece en-suite bathrooms
- Communal 3pc bathroom with overhead shower
- Substantial floored attic store and eaves storage
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Massive front garden with southwest-facing aspect
- Private gated driveway and extensive parking area



A GRAND ENTRANCE



Inside the B&B, you are greeted by a naturally-lit vestibule where double doors make a grand entrance into the spacious reception hall. Characterised by stylish decoration, ornate 1920s details, and oak flooring, it offers an unforgettable welcome and a taste of the exceptional accommodation to follow.

RECEPTION HALL

“...ornate 1920s details, and oak flooring, it offers an unforgettable welcome...”

THREE HIGHLY INVITING

sophisticated reception areas



There are three reception areas for guests to enjoy: an expansive living room with a box bay window and a handsome open fireplace; an elegant dining room with traditional-inspired styling; and a relaxed sitting area for unwinding with casual drinks. All three have built-in storage and all continue the oak floor. The spaces are characterful, highly inviting, and sophisticated, each adding to the regal charm of the property.



THE KITCHEN

Superb practicality and style



The kitchen is generously appointed with wood-toned cabinets and solid granite worktops, providing superb practicality and style. It has room for an office area and comes very well equipped with a wide range of appliances, including a new gas range cooker (only one year old), an integrated dishwasher, and all freestanding white goods. It is supplemented by a separate utility room with further storage, a rear porch, and a boiler room.



*The ultimate in comfort
and luxury*

SIX BEDROOMS

Offering the ultimate in comfort and luxury, the six bedrooms are all wonderfully large, accommodating super-king size, king size, or twin beds. They are beautifully presented too, pairing attractive neutral styling with thick carpets to ensure elegant sleeping environments that invite you to sit back and relax. Allowing guests to make the most of their stay, the rooms feature large flat-screen TVs, DVD/CD players, wireless broadband, and in-room fridges.



*The expansive principal and opulent
four-piece en-suite bathroom.*



In addition, every room boasts a modern en-suite shower room, except the expansive principal and second bedrooms which each have their own opulent four-piece en-suite bathroom, including a double-ended freestanding bathtub and separate shower cubicle. These two bedrooms (and bedroom five) also have built-in storage for added convenience.





*The B&B has an
excellent layout*

Four bedrooms are located on the first floor (off a galleryed landing with ornate stained-glass windows), there is a room that is easily accessible on the ground floor, and, finally, a multi-aspect attic bedroom which is perfect as a space for the owners. There is also a substantial fully-floored attic store and eaves storage as well.



SIX LUXURIOUS EN-SUITES



In addition to the six en-suites, there is a ground-floor WC near the entrance and a first-floor communal bathroom, equipped with a quality three-piece suite and overhead shower.

Gas central heating and double-glazed windows ensure year-round comfort.

Extras: the B&B is being sold fully furnished, including all fitted floor and window coverings, light fittings, gas range cooker, integrated dishwasher, and all freestanding white goods. Please note, only a select few items will not be included, such as the hall's grandfather clock, the dining room clock, and certain sideboards.





IMPRESSIVE GARDEN

and parking space

Outside, a secure gated driveway leads to the B&B, where there is an extensive private parking area to the rear for several vehicles. The grounds are fully enclosed for safety and they include a massive front garden laid with a sprawling lawn fringed by mature plants and trees for a scenic ambience. Boasting a suntrap, southwest-facing aspect, this garden is a natural haven. The B&B also has a covered terrace for enjoying the outdoors all-year round.

ARBROATH

This historic estate of Letham Grange offers an idyllic rural setting just a short drive from the largest town in Angus, coastal Arbroath - home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and the Bell Rock Lighthouse, Britain's oldest offshore lighthouse. The town's rich history and picturesque setting make it an attractive location for both tourists and residents alike. A wealth of amenities can be found in Arbroath, from independent retailers, boutiques, coffee shops, cafes, hairdressers, barbers, and beauty salons, to High Street stores, family-friendly restaurants, takeaways, and bars, and several large supermarkets. The town is also home to essentials such as a medical centre, pharmacies, dentists and a Post Office. Lovers of the outdoors are spoilt

for choice in Arbroath, with the picturesque seafront on the doorstep, as well as a number of scenic parks, including Victoria Park, with paths leading out to the cliffs, boasting stunning views over the North Sea and as far as The Bell Rock Lighthouse on the horizon. Golfers can play at Arbroath Golf Links, while for those who prefer keeping fit indoors, there are several gyms in the town offering swimming facilities, fitness classes, well-stocked gyms, and sports pitches. Schooling is well-catered for, with several primary schools and High Schools, as well as Dundee & Angus College. Arbroath is very well connected to the rest of the county and further afield with its own train station, excellent bus links, and nearby major road links.



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All sizes are approximate.