



Kingston Of Lenabo, Nether Kinmundy, Peterhead, AB42 4YH

Fixed Price £630,000

STUNNING LIGHT AIRY DETACHED SEVEN BEDROOM FAMILY HOME, ENJOYING AN
ELEVATED COUNTRYSIDE POSITION WITH Paddock TO REAR

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this STUNNING DETACHED SEVEN BEDROOM HOME, occupying generous garden grounds with an additional 1 acre grazing paddock with separate water pump. Enjoying an elevated position in the open countryside, with super panoramic views, this beautifully presented home has been finished to the highest of standards throughout, and benefits from air source heat pump which supplies underfloor heating throughout, Sonos sound system, and security camera system. Great care has been taken to ensure that the accommodation is light and airy throughout, with fabulous spacious rooms. Accessed via a well maintained driveway, the property has off-street parking for a number of cars to the front. The accommodation comprises: Entrance Vestibule; Reception Hall; formal Lounge; Dining Room (currently a play room); magnificent Sitting/Dining/Kitchen on open plan spanning the width of the property; Utility Room; Bedroom with En-Suite Shower Room; two further Bedrooms, one with Dressing Room off; Family Bathroom; Bootroom; and Integral Double Garage on the ground floor. A beautifully light staircase leads to the upper floor accommodation comprising: spacious Landing with Study area; sumptuous Master Bedroom with En-Suite Dressing Room and separate Bathroom; Double Bedroom with En-Suite and Dressing Room; two further Double Bedrooms with Jack and Jill Shower Room; and separate Shower Room. Finally, the upper floor is completed by the fantastic Cinema/Gaming Room above the Double Garage.

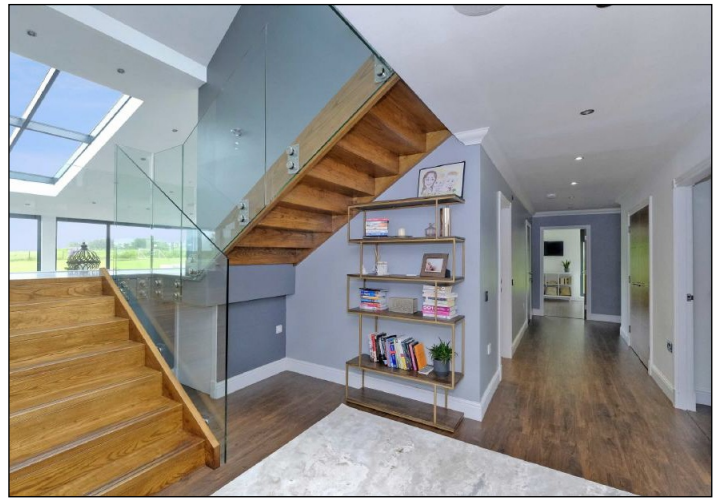
Rarely do properties of this calibre and spacious design come on the market. This is the chance for a discerning buyer to purchase a unique home enjoying views of the surrounding countryside and a huge amount of privacy. There are super gardens surrounding the home, an area of which has been allowed to flourish as a 'wild' garden, with a large decked area for entertaining; sheltered gravel area for outside dining; Generous Potting Shed/Store; and established vegetable garden. Of added appeal is the one acre grazing paddock at the end of the garden.

ENTRANCE VESTIBULE

Accessed via wooden door to front with glazed side panels and fanlight over. High glazed panel internally allowing borrowed light from Hall. Glazed double doors to Reception Hall.

RECEPTION HALL

This exceptional space is so light and airy, with the clever use of glass and windows throughout adding to the open feel. Beautifully decorated and laid with quality flooring, there are inset downlighters.. Wooden stairs with glazed panelling lead to the upper floor accommodation. Boiler room off. Large storage cupboard housing heating controls, with built-in lighting. Door to Double Garage.



LOUNGE 23'4 x 21' (7.11m x 6.40m)

Beautifully decorated in warm tones, this lovely Lounge has a feature corner turret, with inset downlighters and Sonos surround sound. A bank of windows to the front allows light to flood into the room. Wall mounted television and quality flooring. Feature multi-fuel fireplace. Double doors to Dining Room.



DINING ROOM 14'7 x 13'3 (4.45m x 4.04m)

Currently used as a large Playroom, there are two windows to the side providing fantastic views over the countryside. Inset downlighters, and double doors to Lounge, and on open plan with the Kitchen/Family/Dining Room.



KITCHEN/FAMILY/SITTING ROOM 33'7 x 24'0 (10.24m x 7.32m)

This incredible open space maximises on the natural light available, with a bank of floor to ceiling windows to the sides and rear allowing light to flood in, and also fantastic views over the grounds and countryside beyond. Additional vaulted ceiling with glazed windows, and gallery view from the landing/hallway to the upper floor. The Kitchen area is fitted with a range of quality wall and base units with central breakfast island and dining table. The integrated Siemens appliances include oven, combi oven, and microwave, double fridge, and double freezer. Laser cut sink and drainer with mixer tap. There is ample room for formal dining, and the generous Sitting Room area is a comfortable open inviting space. The doors to the rear open to the generous decking area, bringing the outside in on warm days.





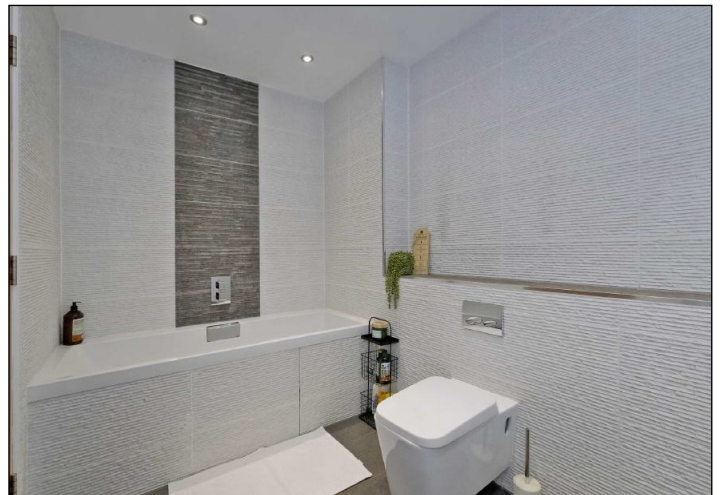
UTILITY ROOM 10'1 x 7'5 (3.07m x 2.26m)

Again fitted with quality wall and base units, with complementing work tops and splashback. Accessed from the Kitchen and with additional door leading to the garden grounds. Inset downlighters.



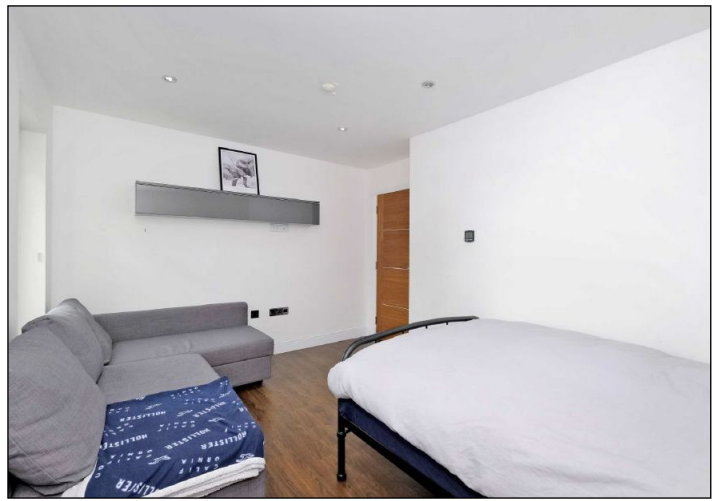
BATHROOM 10' x 6'3 (3.05m x 1.91m)

Fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and bath. Inset downlighters, extractor fan, and chrome ladder style towel radiator.



BEDROOM/STUDY/PLAYROOM 13'8 x 10'8 (4.17m x 3.25m)

Neutrally decorated, with window to front and walk in Dressing Room off. Quality flooring, inset downlighters and television point.



DRESSING ROOM 9'2 x 6'6 (2.79m x 1.98m)

Accessed from the Bedroom/Study/Playroom, benefitting from generous fitted shelving units. Window to side.

BEDROOM 5 16'7 x 11'9 (5.05m x 3.58m)

Spacious Double Bedroom, with three floor to ceiling windows allowing natural light to flood the room. Built-in double wardrobe providing hanging and shelf storage. Inset downlighters and door to En-Suite.



EN-SUITE 11'9 x 5'0 (3.58m x 1.52m)

Good-sized En-suite, fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and walk in shower cabinet. Window to rear. Inset downlighters and extractor fan. Chrome ladder style towel radiator.



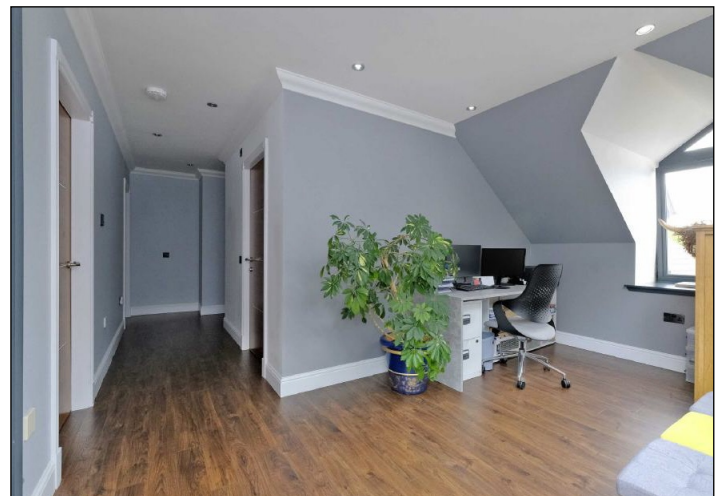
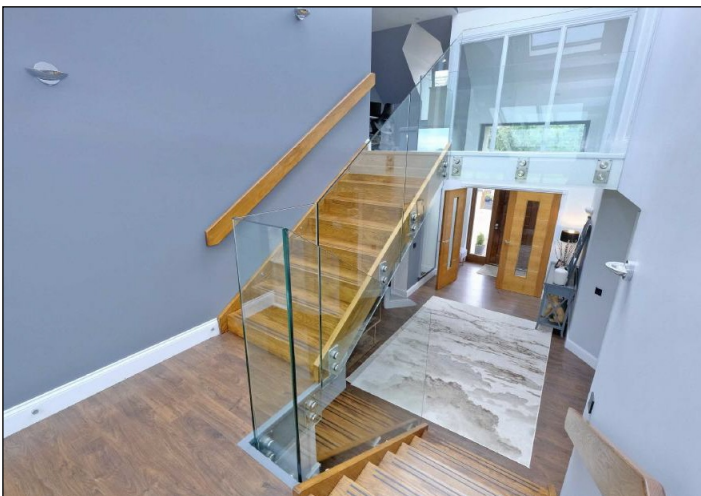
BEDROOM 6 12'1 x 11'9 (3.68m x 3.58m)

Further ground floor Double Bedroom with floor to ceiling window to side, benefitting from double built-in wardrobe allowing hanging and shelf storage. Inset downlighters, smoke alarm and television point.



UPPER FLOOR

A wide wooden staircase with glazed side panels leads to the upper floor landing and remaining accommodation, with open gallery overlooking the Sitting/Dining Room/Kitchen and Reception Hall. Bathed in natural light, there is ample room on the landing for an area to work from home. Leading round the upper floor, there is a built-in American style fridge/freezer, ideally situated right next to the Cinema.



MASTER BEDROOM 19'2 x 16'6 (5.84m x 5.03m)

Exceptional Master Bedroom, providing immense space and light, with turreted corner seating area from which to enjoy the surrounding views. There is ample room for a range of free-standing furniture. Inset downlighters, vertical central heating radiator and television point. Door to Dressing Room.

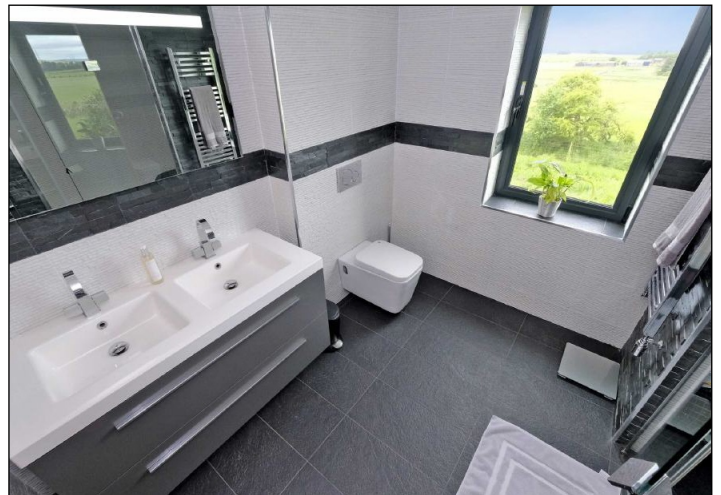


DRESSING ROOM 9'2 x 7'6 (2.79m x 2.29m)

The Dressing Room is fitted with wall to wall wardrobes allowing excellent hanging and shelf storage, with room for dressing table. Inset downlighters, and vertical central heating radiator. Door to En-Suite.

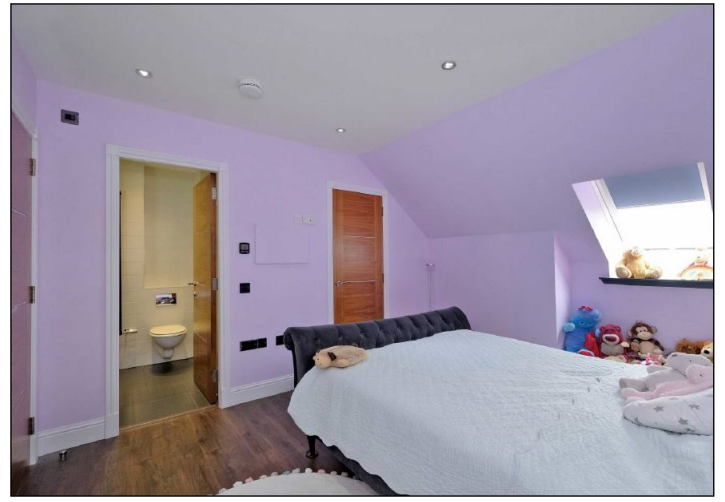
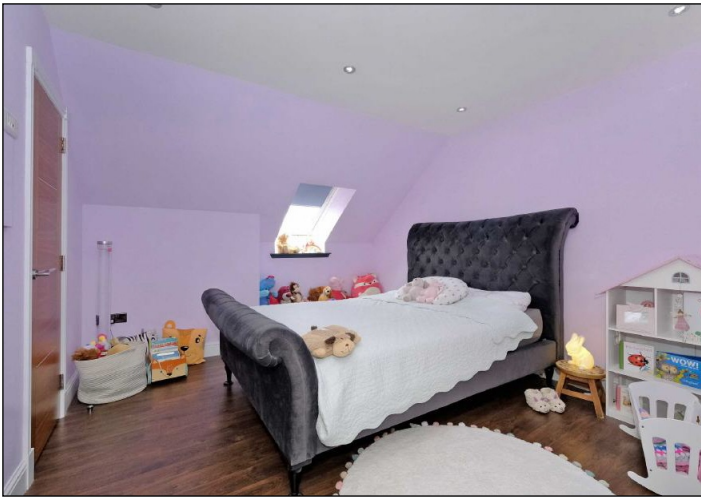
EN-SUITE 10'5 x 8'5 (3.18m x 2.57m)

Fabulous En-Suite Shower Room, fully tiled and fitted with a his and her double shower cabinet complete with tiled seating, his and her wash hand basins in vanity, and toilet pedestal. Window to side. Two vertical central heating radiators, inset downlighters, extractor fan.



BEDROOM 2 12'2 x 11'2 (3.71m x 3.40m)

Generous Double Bedroom, with window to rear, and ample room for free-standing furniture. Walk in wardrobe with hanging rail and shelving, and ceiling light fitting. Vertical central heating radiator, inset downlighters, and television point. Door to En-Suite.



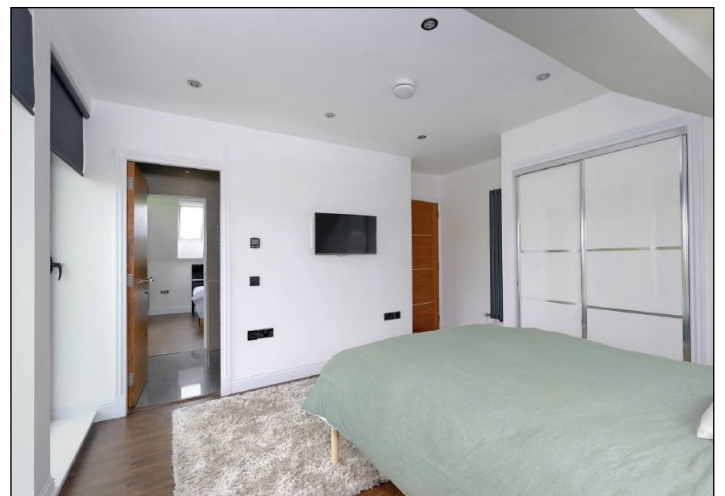
EN-SUITE

Fully tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and shower cabinet. Inset downlighters, vertical central heating radiator, and extractor fan.



BEDROOM 3 13'1 x 11'6 (3.99m x 3.51m)

Third Double Bedroom on the upper floor, bathed in natural light from two floor to ceiling windows to the side, and double velux to the rear. Built-in double wardrobe allowing hanging and shelf storage. Inset downlighters, vertical central heating radiator, and television point. Door to Jack & Jill En-Suite.



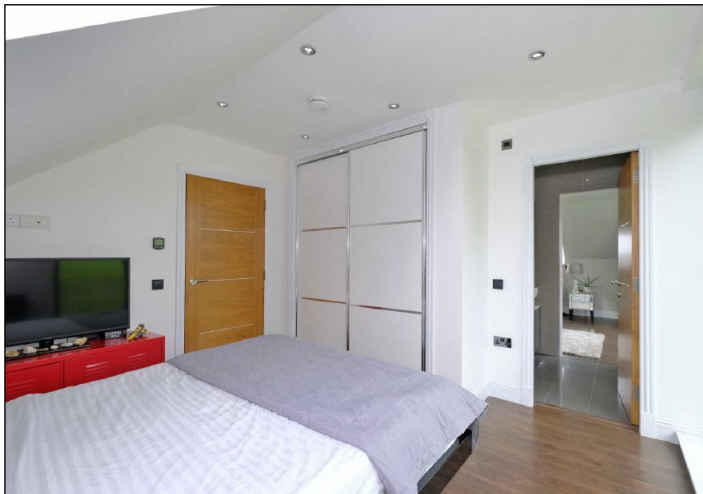
JACK AND JILL EN-SUITE 9'3 x 5'0 (2.82m x 1.52m)

Fully tiled, with dual access from both Bedroom 3 and Bedroom 4. Fitted with a modern suite comprising toilet pedestal, wash hand basin, and walk in shower cabinet. Ladder style central heating radiator, inset downlighters and extractor fan.



BEDROOM 4 11'4 x 11'1 (3.45m x 3.38m)

With access from Jack and Jill Shower Room or the Hall, this further Double Bedroom again has floor to ceiling windows to side and a velux to the front. Benefitting from double built-in wardrobe allowing hanging and shelf storage, with sliding doors. Unset downlighters, central heating radiator, and television point.



SHOWER ROOM 8'0 x 4'3 (2.44m x 1.30m)

Fully tiled and fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal, and walk in shower cabinet. Inset downlighters, extractor fan, and chrome ladder style radiator.



CINEMA/GAMING ROOM 27'5 x 16'0 (8.36m x 4.88m)

A generous space over the Double Garage, this room has been professionally soundproofed and is currently set up for 8 people to view the latest blockbusters. With two windows to the side, there is also a store room to the rear. Two central heating radiators and inset downlighters. Projector system is to remain.



DOUBLE GARAGE 22'9 x 20'6 (6.93m x 6.25m)

With remotely operated up and over doors to the front, the Double Garage can comfortably accommodate two family vehicles, and has three generous stores to the rear. There is both power and light, and an integral door to the Hallway. A further door leads to the Boot Room.

BOOT ROOM 9'8 x 6'2 (2.95m x 1.88m)

With tiled flooring and direct access from either the Double Garage or the garden grounds. Inset downlighters.

EXTERNAL

The property occupies a generous plot, with gravel parking area to the front suitable for a number of vehicles. To the right of the house is a sheltered area from which to enjoy outside dining, with mature trees and shrubs. The majority of the rear garden is beautifully maintained and neat lawn, but the owners have also allowed a section of the garden to become a 'wild' garden to sustain the local wildlife. Immediately to the rear of the house is a generous decked area, which takes the outside in when the Kitchen doors are opened. There are raised beds adjacent to the patio, and established vegetable garden to the side. To the rear of the garden is a grazing paddock extending to approximately one acre, which has a separate water supply.



SHED/STORE 16'0 x 10' (4.88m x 3.05m)

The main shed is ideal for storage of larger garden tools/machinery, and has double doors leading directly to the rear lawn. The flooring is slabbed and there is storage within the rafters. A door leads to the Potting Shed.



POTTING SHED 12'2 x 10' (3.71m x 3.05m)

Adjacent to the Store, this again has slabbed flooring and benefits from power and water, with window to side and above. Built-in potting area/work surfaces. Door to side leads to the vegetable garden. Storage within rafters.



EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and Utility Room; the usual fixtures and fittings in all Bathrooms, Shower Rooms and En-suite; the rotary clothes drier in the garden, and the Sonas and CCTV security systems.

COUNCIL TAX BAND - G

EPC BANDING - C



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