



Meadowhead, Netherley, Stonehaven, Aberdeenshire AB39 3SD

Offers over £530,000

STUNNING FIVE BEDROOM DETACHED HOME SET IN APPROX 4.5 ACRES, WHICH INCLUDES ADJACENT FIELD, WITH DOUBLE GARAGE AND FANTASTIC SURROUNDING VIEWS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this STUNNING FIVE BEDROOM DETACHED FAMILY HOME which is set within approx 4.5 acres (including adjacent field) and has a Double Garage and parking for numerous vehicles. Beautifully presented and in immaculate order, this much loved property offers light and airy accommodation throughout, with oil central heating and full double glazing. A sweeping driveway encircles the property, and there are well tended lawns and patio area, as well as an adjacent field, ideal for those with equestrian and other country interests. The accommodation comprises, on the ground floor: welcoming Entrance Porch; Inner Hall with carpeted staircase up; superb Lounge with double sided wood burner which provides dual heat to the adjacent Sitting/Dining Room; Dining Kitchen; Utility Room; Laundry cupboard; Bathroom which has dual access to/from Bedroom 3; Bedroom 4 (currently used as a formal Dining Room); Bedroom 5/Study. On the upper floor is a superb Master Suite comprising generous Bedroom, Dressing Room and En-Suite; spacious Bedroom 2; and Family Bathroom. This is a wonderful and secluded family home in the countryside which enjoys fabulous sunrises and sunsets and yet is within an easy ten minute commute to Bridge of Dee and the City of Aberdeen. National rail is available at Stonehaven and Aberdeen International Airport is a twenty minute journey.

LOCATION

The village of Newtonhill and Chapelton new town provide excellent local amenities such as supermarket, pharmacist, nursery, cafe and restaurants, hair and beauty and many community events, Portlethen and Stonehaven are within 10 minutes drive, providing an excellent range of larger shops and other amenities such as dental surgeries, doctors and restaurants. Educational needs are provided for at Lairhillock Primary School and Mackie Academy with various private schools easily accessible in Aberdeen and at Lathallan. Sports and leisure facilities are available at Portlethen and Stonehaven, including the beach and the famous seasonal outdoor pool. Also within a short drive Kippie and Paul Lawrie Golf Centre offer various sports activities and Maryculter Community Woodland is a beautiful area for walking and cycling.

What3words: ///repay.cocoons.minivans

ENTRANCE PORCH



This sizeable Entrance Porch is situated to the front of the property with banks of windows to sides and front, and glazed door with matching side panel which leads to the Inner Hall. The seating within the Porch has been designed to provide excellent concealed storage space. Ceiling light fitting.

INNER HALL



The welcoming Inner Hall is light and bright, with the clever use of mirrors enhancing the light and space available. Laid with solid oak flooring and with inset downlighters, there are carpeted stairs to the upper floor accommodation. A double wardrobe with sliding doors allows hanging and shelf storage. Laundry cupboard. Smoke alarm and central heating radiator.

LOUNGE 16' 7" X 15' 7" (5.05M X 4.75M)



The beautifully decorated Lounge has a picture window to the front ensuring the room is bathed in natural light, with further borrowed light from glazed doors to the Inner Hall, Sitting/Dining Room and Dining Kitchen. Again laid with solid oak flooring, a clever feature of this room is the double sided wood burning stove, which provides heat to the Lounge and also to the adjacent Sitting/Dining Room. Ceiling light fitting, central heating radiators, wiring for television and stereo surround sound system and television point. Smoke alarm and carbon monoxide detector.

SITTING/DINING ROOM 26' 3" X 13' 0" (8.00M X 3.96M)



A great addition to this already generous home, the Sitting/Dining Room has a bank of windows to the front and side, with glazed patio doors allowing access to the grounds. The flooring is natural slate tiles with underfloor central heating, and the room also benefits from heat from the double sided wood burning stove (DEFRA approved) situated between this room and the Lounge. There is ample room for relaxing, as well as a dining table and chairs. This room benefits from daylight all day from sunrise to sunset. Wall lights. Archway leads to the Dining Kitchen. Carbon monoxide detector.

DINING KITCHEN 22' 5" X 12' 4" (6.83M X 3.76M)



On semi-open plan with the Sitting/Dining Room, this extensive Dining Kitchen is fitted with a quality range of base and wall units with complementing granite work surfaces and central breakfasting island. The integrated appliances include combination microwave oven and dishwasher, induction hob, and versatile Stanley range cooker which provides electronically programmed central heating, cooking and hot water. There is space for an American style fridge/freezer. Inset laser cut sink below the window to rear and food preparation sink within the island. Inset downlighters, central heating radiators and television point. Heat detector and carbon monoxide detector. Dual access by glazed doors to Inner Hall and Lounge. Frosted glazed door to Utility Room.

UTILITY ROOM 10' 2" X 5' 3" (3.10M X 1.60M)

Accessed from the Dining Kitchen and fitted with base and wall units, housing the washing machine and tumble drier (these appliances are excluded from the sale). Inset sink and drainer. Useful 'Sheila maid' ceiling mounted laundry airer. Ceiling light fitting, central heating radiator and wall mounted coat hooks. Part glazed door leads to the surrounding gardens.

BATHROOM 8' 9" X 6' 0" (2.67M X 1.83M)



Benefitting from underfloor 'Warmup' heating, this contemporary Bathroom is fitted with a four piece suite comprising wash hand basin in vanity, toilet pedestal, stand alone bath and large walk in Shower. Stainless steel towel rail and central heating radiator. A window to the rear provides natural light. Inset downlighters, shaver point and extractor fan. A door leads to the Inner Hall with a second door accessing Bedroom 3, so this room can be used as an En-Suite/'Jack and Jill' Bathroom as required.

BEDROOM 3 15' 4" X 12' 5" (4.67M X 3.78M)



Spacious and well presented Bedroom, with window to the rear and solid oak wooden flooring. A frosted glazed door leads to the Inner Hall, with additional internal door providing access to the Bathroom. Double wardrobe with sliding mirrored doors allows excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

BEDROOM 4 15' 3" X 12' 0" (4.65M X 3.66M)



Currently laid out as a formal Dining Room, this room also benefits from solid oak flooring and a double built-in wardrobe with frosted glass sliding doors allowing both hanging and shelf storage. Large window to front. Ceiling light fitting and central heating radiator. Television point.

BEDROOM 5./STUDY 10' 10" X 9' 0" (3.30M X 2.74M)



Again situated to the front of the property with solid oak flooring, accessed via glazed door from the Inner Hall. Ceiling light fitting, central heating radiator, telephone/broadband point and television point.

UPPER FLOOR



Carpeted stairs from the Inner Hall lead to the upper floor landing, which is bathed in natural light with velux window over. A half landing leads to the mains pressure water tank boiler cupboard. Inset downlighters, smoke detector and hatch to insulated, part floored Loft, with Ramsay ladder access and electric lighting.

MASTER BEDROOM SUITE 16' 1" X 12' 3" (4.90M X 3.73M)



This exceptionally spacious Master Bedroom has the added appeal of both a Dressing area and En-Suite Shower Room. The Bedroom itself is laid with solid oak wooden flooring and has velux windows to both front and rear, ensuring the room is bathed in natural light. Ceiling light fitting, central heating radiator and television point.

DRESSING AREA 7' 8" X 5' 4" (2.34M X 1.63M)



Two built-in deep wardrobes with sliding mirror doors provide excellent hanging and shelf storage. A generous shelved cupboard with sliding doors under the velux window offers plenty space for shoe storage and a useful glass shelf above. The velux window to the front provides light. Ceiling light fitting. Central heating

radiator.

EN-SUITE SHOWER ROOM 10' 7" X 6' 3" (3.23M X 1.91M)



Again benefitting from underfloor 'Warmup' heating, the En-Suite is fitted with a three piece suite comprising twin wash hand basins in vanity, toilet pedestal, and large walk-in shower. Velux window to rear. Chrome ladder style central heating radiator, ceiling light fitting, downlighters above sinks, shaver point and recessed storage cupboard.

BATHROOM 10' 8" X 7' 7" (3.25M X 2.31M)

Partially tiled and fitted with a four piece suite comprising wash hand basin, toilet pedestal, corner bath and large shower cabinet. Velux to rear. Shaver point, inset downlighters and central heating radiator.

BEDROOM 2 16' 3" X 15' 3" (4.95M X 4.65M)



Second generous Bedroom with oak flooring, benefitting from twin double wardrobes with sliding mirror doors providing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

EXTERNAL



A gravel drive sweeps round the entire property, leading to detached Double Garage and with fabulous additional parking for a number of vehicles. An electric car charging point is easily accessible for vehicles parked beside the property. There is also a kennel/dogrun which is no longer in use. The gardens immediately surrounding the property are beautifully maintained, laid mainly to lawn with mature trees and hedging allowing a huge degree of privacy. A large patio area to the rear has great space for outside entertaining with wood burning stove (excluded from sale), surrounded with a variety of mature flowering plants including roses, clematis, jasmine and honeysuckle which provides fragrance and a riot of colour in the summer months. An area of the garden has also been planted with wildflowers to encourage birds, honey bees and other wildlife.

Adjacent to the property is a substantial field which would be ideal for those with equestrian and other country interests, Currently this area is used for exercising the family pet and practicing golf, so an excellent choice for a golfer too!

Drainage is to a septic tank which is on site, and the oil tank is also within the grounds.

EXTERNAL



Further external images

EXTERNAL



EXTRAS

All carpets and flooring, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Bathrooms and En-Suite, external CCTV system, House alarm system, Ride on lawnmower and brush collector attachment, electric car charger point, Starlink internet satellite dish and system, Sky dish, Golf practice net and mat in garden, Golf practice platform and mat in field and two log sheds.

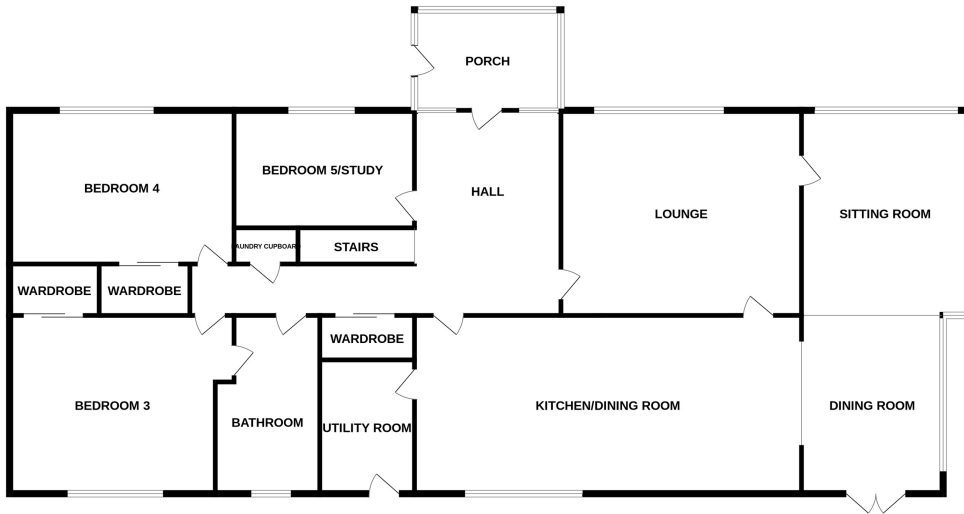
LOCATION

What3words lookup: [///replay.cocoons.minivans](https://www.what3words.com/replay.cocoons.minivans)

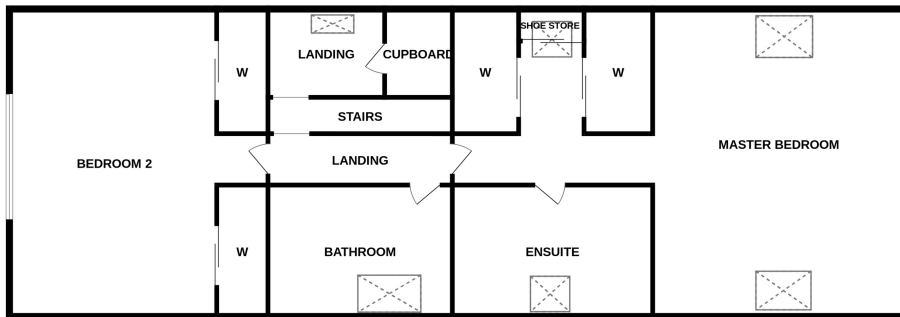
COUNCIL TAX BAND - G

EPC BANDING - E

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs