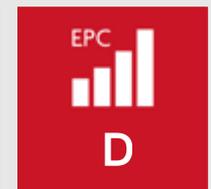




Thorntons 
The right way to move

Brigton House, Laurencekirk,
Aberdeenshire AB30 1BA





Summary

Brigton House is a beautifully presented circa 1890 country residence set within around 5 acres of mature gardens and paddocks, ideal for equestrian use. The home blends period character with modern upgrades, including a striking oak framed garden room and a spacious farmhouse kitchen. With formal reception rooms, five charming bedrooms, and luxurious bathrooms, it offers excellent family accommodation. The grounds include extensive parking, a double garage, and a substantial 120 sqm workshop, all in a peaceful south facing rural setting with full fibre broadband.

Features

- Exceptional 5-Acre Equestrian Property
- Beautiful Period Country House
- 5 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms
- 120 sqm Detached Workshop
- Detached Double Garage
- South Facing Setting
- Mixed Glazing/Oil CH
- Council Tax Band F

Room Measurements

Lounge: 15' 11" x 15' 0" (4.85m x 4.57m)
 Dining Room: 16' 0" x 16' 0" (4.88m x 4.88m)
 Kitchen: 23' 0" x 16' 7" (7.01m x 5.05m)
 Garden Room: 12' 4" x 8' 11" (3.76m x 2.72m)
 Games Room: 15' 10" x 13' 9" (4.83m x 4.19m)
 Boot Room: 13' 5" x 7' 5" (4.09m x 2.26m)
 Bedroom 1: 16' 7" x 14' 0" (5.05m x 4.27m)
 Bedroom 2: 13' 11" x 10' 5" (4.24m x 3.17m)
 Bedroom 3: 15' 1" x 9' 5" (4.60m x 2.87m)
 Bedroom 4: 15' 0" x 6' 4" (4.57m x 1.93m)
 Bedroom 5: 8' 9" x 6' 3" (2.67m x 1.91m)



Enjoying a south-facing position and surrounded by established gardens, the property is accessed via double gates leading to a sweeping tarred driveway with extensive parking and a detached double garage.





SNAP HAPPY
LIFE IS TOO SHORT... TO DRINK CHEAP WINE

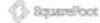


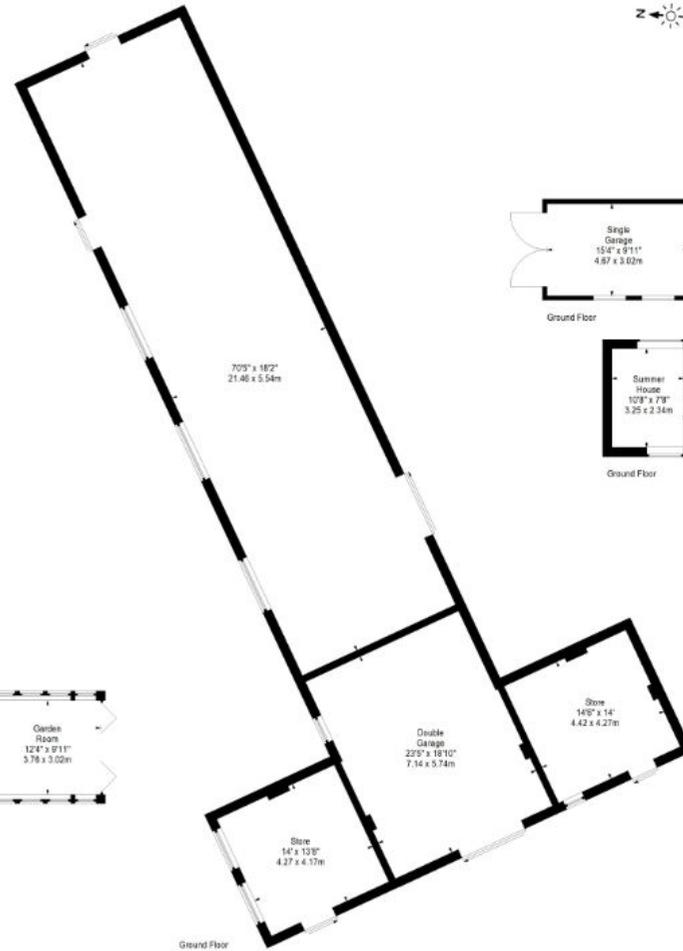


Substantial 120 sqm workshop — perfectly suited for equestrian storage, hobby use, or potential conversion to stabling, subject to any necessary consents.



Floorplan

Brigton House,
Laurenokirk,
Aberdeenshire, AB30 1BA

 Approx. Gross Internal Area
 2568 Sq Ft - 237.59 Sq M
 Out Buildings
 Approx. Gross Internal Area
 2362 Sq Ft - 222.22 Sq M
 For identification only. Not to scale.
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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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