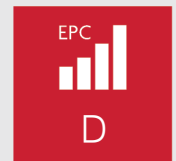
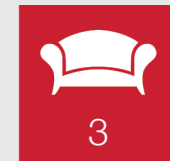




Thorntons 
The right way to move

Woodhaven Mill Road

Barry, Angus
DD7 7RP





Woodhaven is a generous detached house in the village of Barry, on the edge of Carnoustie. The home offers spacious and flexible accommodation over two floors, including four bedrooms, three reception areas, a study, a kitchen, two bathrooms, and two WCs, plus a mature garden and an attached single garage. The house gives the new owner a blank canvas to carry out cosmetic improvements and create a modern home to their own taste.

The front door opens into a hallway with built-in storage, flowing through a living room: a generous reception room enjoying morning sun through east-facing glazing, including patio doors opening onto the garden. The room offers plenty of space for furniture and is adjoined by a WC, as well as being connected to both the dining room and the conservatory. The latter provides a versatile living area with a door onto the garden, whilst the former represents an ideal space for family meals and entertaining, with convenient direct access to the kitchen.

Features

- Double-storey detached house in Barry
- Entrance hall with storage and stairs
- Spacious living room with doors to garden
- Interconnected, formal dining room
- Fully fitted kitchen with separate utility room
- Sunny conservatory with garden access
- Ground-floor office space/study with storage
- Four bedrooms on the first floor
- Principal suite with en-suite bathroom
- Separate family bathroom
- One ground-floor and one first floor WC
- Lovely, wrap-around private gardens
- Spacious workshop
- Single garage



Lovely family home with 3 reception rooms, 4 bedrooms, an office space/study, 2 bathrooms, 2 WCs, private garden and a garage in a village setting





In the kitchen, classically styled wall and base cabinets are accompanied by spacious worktops and splashback tiling, with provision also made for freestanding appliances. An adjoining utility room (with external access) provides a discrete space for laundry appliances. An office space/study completes the ground-floor accommodation.

On the first floor, a landing with built-in storage and a WC leads to four bedrooms and a bathroom. The principal bedroom is supplemented by a large built-in wardrobe and an en-suite bathroom comprising a corner bath, a separate shower enclosure, and a WC-suite. Two of the remaining bedrooms also have fitted/built-in storage. Finally, the bathroom features a shower-over-bath and a pedestal basin. The home is kept warm by an oil-fired heating system and benefits from both single and double-glazed windows.

Externally, the house is supplemented by a mature, leafy rear garden including a spacious lawn and a wealth of established trees and shrubs. Private parking is provided by an attached single garage.

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





Carnoustie

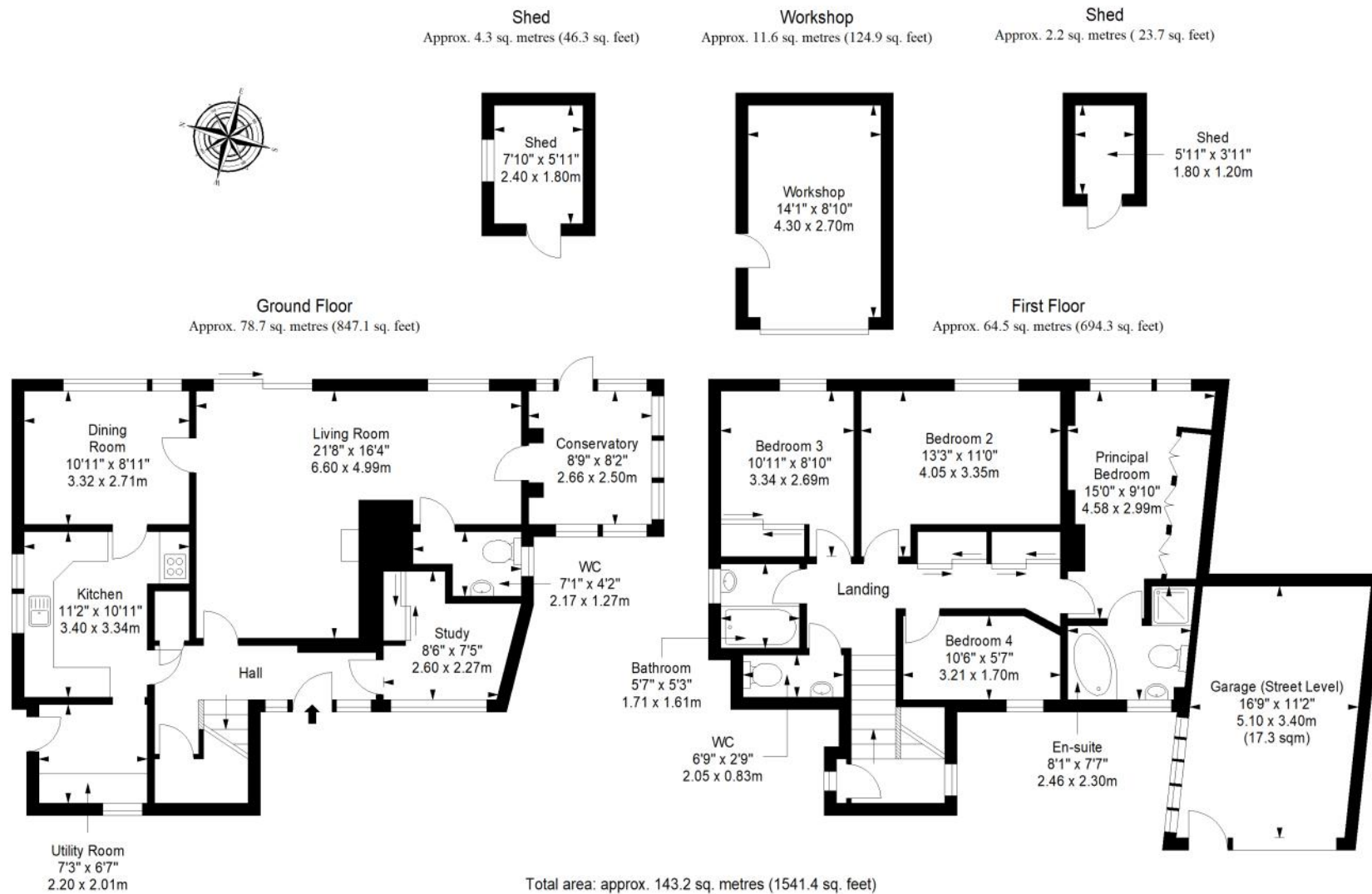
Situated thirteen miles from the city of Dundee, Barry is on the edge of the coastal town of Carnoustie, a mecca for golf enthusiasts and famed for its world class links golf course, last host to the Open Golf Championship in 2018.

With its foundations in local agriculture and the textile industry, this Angus town, founded in the 18th century, latterly found popularity as a Victorian seaside resort. In the last few decades, it has developed into an ideal spot for commuters. The town itself enjoys excellent local amenities including supermarkets, shops, cafés and restaurants, banking and a medical practice, in addition to primary and secondary schooling. A short drive away, the vibrant city of Dundee boasts a full range of high street outlets and a cultural hub, with museums including the world-renowned V&A Dundee.

In addition to the championship course (regarded as amongst the toughest in the world) this stretch of east coast is well-known for its outstanding golf courses. The town is surrounded by the beautiful Angus countryside, and its coastal setting offers a wonderful seaside lifestyle, with a promenade, leisure centre, sports facilities and play area, and walks along long stretches of beach in the local area.

The town benefits from excellent road links and a train station, with a direct service along the coast to Dundee, making it very well connected not only to the city, but also the surrounding area.

Floorplan





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