



Galbraith

THORNYHILL

FETTERCAIRN, LAURENCEKIRK, ABERDEENSHIRE



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Conveniently located and attractive country house set within around 7 acres including 2 detached steadings and agricultural buildings.

Fettercairn 1.3 miles ■ Laurencekirk 5.6 miles ■ Aberdeen 35 miles

- 3 reception rooms. 5 bedrooms 3 Bathrooms
- Beautiful, detached countryside home
- Three versatile public rooms and 5 double bedrooms
- Established and idyllic garden grounds
- Variety of outbuildings with potential
- Accessible to surrounding villages and to the A90

Galbraith

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SITUATION

Thornhill sits on the outskirts of Fettercairn, a small village in Aberdeenshire, northwest of Laurencekirk in Aberdeenshire on the B966 from Edzell. Fettercairn is also reached via the Cairn O' Mount Road from Deeside. The village's name loosely translates to the 'foot of the mountain'. Once visited by Queen Victoria, a memorial arch was erected in her honour in 1864. Fettercarin Distillery was founded in 1824 by Alexander Ramsey of the Fasque estate and it was later taken over by the Gladstone Family and in 1973 by White & Mckay who remain the current owners. Primary education and nursery services are provided in the village by Fettercairn Primary School. The school's catchment area includes the village and the surrounding rural area. Laurencekirk has a comprehensive range of facilities including a railway station with intercity travel. Mearns Academy serves most of the secondary school students in the area. There are lovely traditional parks at each end of the town, a modern health centre and dental practice, gyms, hairdressers and barbers, and a variety of eating establishments with a butcher, independent shops, and garages. Thornhill is also conveniently situated to both Brechin and Edzell in Angus, and just to the north of the A90 dual carriageway which is easily reached. This is an appealing and scenic area of countryside, with the Grampian hills and Angus Glens to the north. The property is ideally situated for those who wish to enjoy the range of outdoor pursuits offered in the area. The Angus glens also offer some of the best hill walking in eastern Scotland and skiing at Glenshee. Golf courses in the area include Edzell and Brechin, with the championship course at Carnoustie nearby. There are outstanding sandy beaches at Lunan Bay and St Cyrus. Brechin is well served by local shops,



business and leisure facilities, nurseries and schooling. The nearby village of Edzell also has good local shopping including a butcher, post office, coffee shops, chemist and health centre, together with a country club within the Glenesk Hotel, and a renowned 18-hole golf course, along with a 9-hole course and driving range. Further afield, more extensive shopping and business services are found in Forfar, the county town, and Montrose. Private schooling is available in Aberdeen and locally at Lathallan (Johnshaven), which has a dedicated bus service from Brechin, as has the High School of Dundee.

The nearby A90 provides fast access to Aberdeen and south to Dundee which are both easily reached and offer all the services expected of major cities. Aberdeen and Dundee have renowned cultural facilities and there are railway stations at Montrose and Laurencekirk. Journey times to Aberdeen and Aberdeen Airport have been much reduced by the AWPR (Aberdeen western peripheral route) and Aberdeen Airport provides a range of domestic and European flights. Aberdeen Airport is easily accessed and is around 36 miles from Thornhill.

DESCRIPTION

An attractive and substantial stone-built, slate-roofed family home with an original build date of around circa 1850s. Surrounded by mature garden grounds Thornhill has spacious and well-proportioned accommodation and a lovely combination of period features with modern fixtures and fittings. Gates open onto a drive that leads up to gravelled parking at the side of the house.



Both the entrance vestibule and hallway are light and welcoming, with the hallway having a carpeted staircase to the first floor. There are two imposing front reception rooms. The sitting room features traditional ceiling coving, high skirting, sash and case windows and a wood burning stove. The formal dining room is an equally generously proportioned room, with ample space for a variety of free-standing furniture. An inner hallway benefits from a small study room and a well-appointed shower room. The family room is a comfortable and inviting public room with a multi-fuel stove, tiled fireplace and wooden mantel above. A glazed panel door leads through to the exquisite conservatory from where the gardens can be fully enjoyed from every angle and reached via French doors. A large dining kitchen has been fitted with a contemporary range of wall and base mounted units. A large Aga cooker is a lovely addition to the kitchen and gives a traditional feel to the room. Fully fitted with integrated appliances the kitchen has central space for a large dining table and chairs as desired. Leading off from the kitchen a rear vestibule with back door access is a convenient boot room, with large utility space and walk in pantry cupboard.

Upstairs is a sizeable landing which gives access to a wealth of versatile accommodation. There are three good sized double bedrooms, all featuring tasteful décor and views over the gardens and countryside beyond. A single bedroom could be utilised as a study or dressing room as desired, and the master bedroom is complete with a range of fitted wardrobes and is well served by an immaculate en-suite shower room. A family bathroom is well placed to service all the bedrooms.

The subjects benefit from an oil fired central heating system serving steel panelled radiators. The boiler is located within the ground floor showerroom cupboard. Domestic hot water is provided via this system and supplemented via the thermal store located within a first floor bedroom cupboard. In addition, we understand that solar panels supplement the property's hot water supply. All relevant documentation in respect of this should be obtained.

ACCOMMODATION

Ground Floor - Entrance Hall, Living Room, Dining Room, Kitchen, Sitting room, Shower Room, Conservatory and Utility Room.

First Floor - Five Bedrooms, Bathroom and Shower Room.

GARDEN GROUNDS

The property benefits from a substantial area of mature and well-maintained garden grounds which surround the property. In total Thornyhill grounds reach around 7 acres. Expansive areas of lawn, established planting and mature woodland provide an idyllic outdoor environment for all to enjoy at Thornyhill. The boundaries where defined are in stone walling, timber fencing, hedging and post and wire fencing. The driveway in leads to a large, gravelled parking area for several vehicles. A paved patio is an ideal spot to enjoy the garden grounds and spot the various wildlife that visit the gardens.



Outbuildings

Within the immediate grounds of Thornyhill there are two large stone-built former steadings. Further outbuildings comprise a range of large agricultural buildings to the rear elevation. The outlying buildings have vehicle access away from the house and round to the rear. There is a wide scope for the development of the existing outbuildings at Thornyhill and they offer any new purchaser a wealth of opportunities. It is worthy of note that photovoltaic panels have been installed on the roof of one of the steading buildings, this supplements the property's electricity supply and feeds back into the National Grid.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	B o d i s c System	Freehold	Oil	Band F	D

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Fettercairn head south-east on School Rd towards The Square/B974. At the roundabout, take the 2nd exit onto Main St/B966, travel along for around 1.3 of a mile and the property is on the right-hand side.

POST CODE

AB30 1YD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: tint.verdict.masks

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

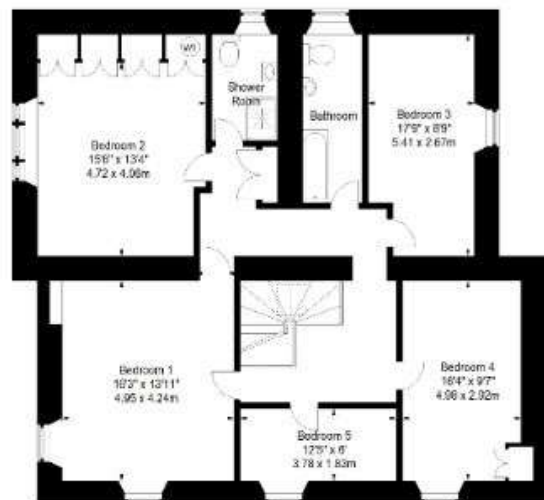
Failure to provide required identification may result in an offer not being considered.



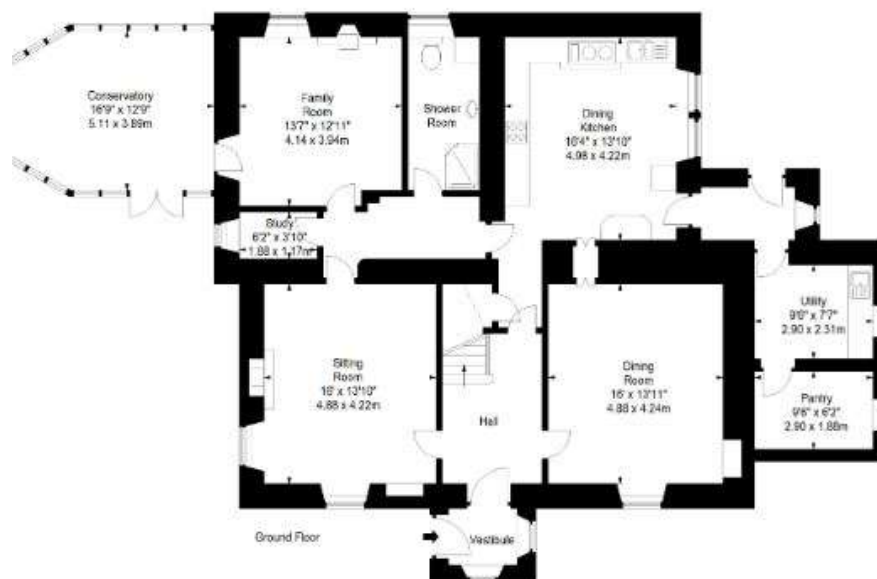
Thornhill,
Fettercairn,
Laurencetown,
Aberdeenshire, AB30 1YD



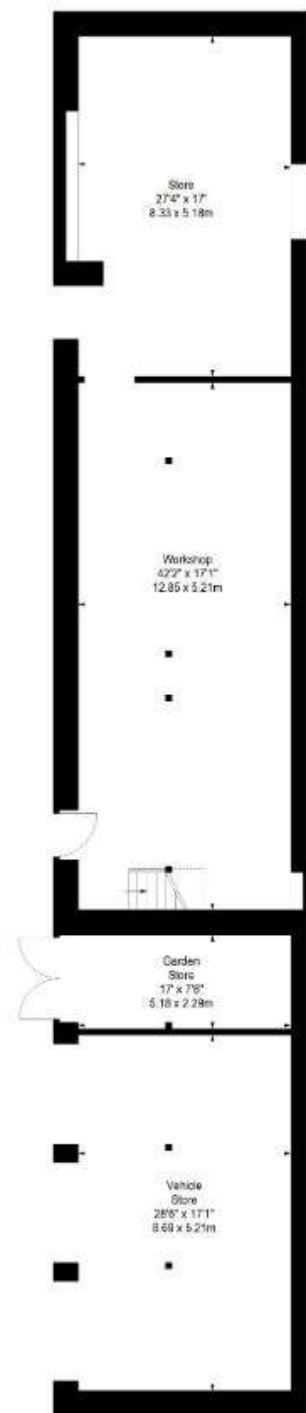
Approx. Gross Internal Area
3112 Sq Ft - 289.10 Sq M
Out Buildings
Approx. Gross Internal Area
2721 Sq Ft - 252.75 Sq M
For identification only. Not to scale.
© SquareFoot 2024



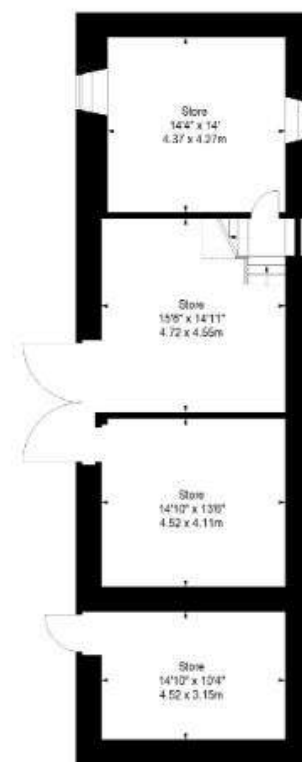
First Floor



Ground Floor



Ground Floor



Ground Floor

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024





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