



Galbraith

BRIGTON HOUSE
LAURENCEKIRK, KINCARDINESHIRE



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Immaculate country house with useful outbuildings, private garden grounds, and paddocks of around 4 acres.

Laurencekirk 3.9 miles ■ Brechin 9 miles ■ Aberdeen 29 miles ■ Dundee 34 miles

- 5 reception rooms. 5 bedrooms. 3 Bathrooms
- Beautiful, detached family home
- Versatile accommodation spanning 2 levels.
- Private gated garden grounds
- Range of useful outbuildings
- Around 4 acres of paddock ground



Galbraith

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 OnTheMarket



SITUATION

Brigton House is conveniently situated, close to Laurencekirk and Fettercairn in Angus, and 2.4 miles to the A90 dual carriageway which is easily reached. This is an appealing and scenic area of countryside, with the Grampian hills and glens to the north. The property is ideally situated for those who wish to enjoy the range of outdoor pursuits offered in the surrounding areas. From Edzell the scenic Cairn o' Mount route gives access to Deeside. The Angus Glens also provide 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. Laurencekirk has a comprehensive range of facilities including railway station with intercity travel, Mearns Academy, Laurencekirk Primary, several nurseries, traditional parks at each end of the town, modern health centre and dental practice, gyms, hairdressers and barbers, and a variety of eating establishments, butcher, shops, and garages. Primary schooling for Brigton House would be at Luthermuir primary and secondary at Mearns Academy in Laurencekirk.

The towns of Stonehaven, Montrose and Brechin are also all within easy reach. 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 in 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. Dundee and Aberdeen have renowned cultural facilities including the V&A museum in Dundee. There are railway stations at Montrose and Laurencekirk on the east coast mainline with regular services to Aberdeen and the south. Aberdeen Airport provides a range of domestic and European flights and there is a service from Dundee to Heathrow.

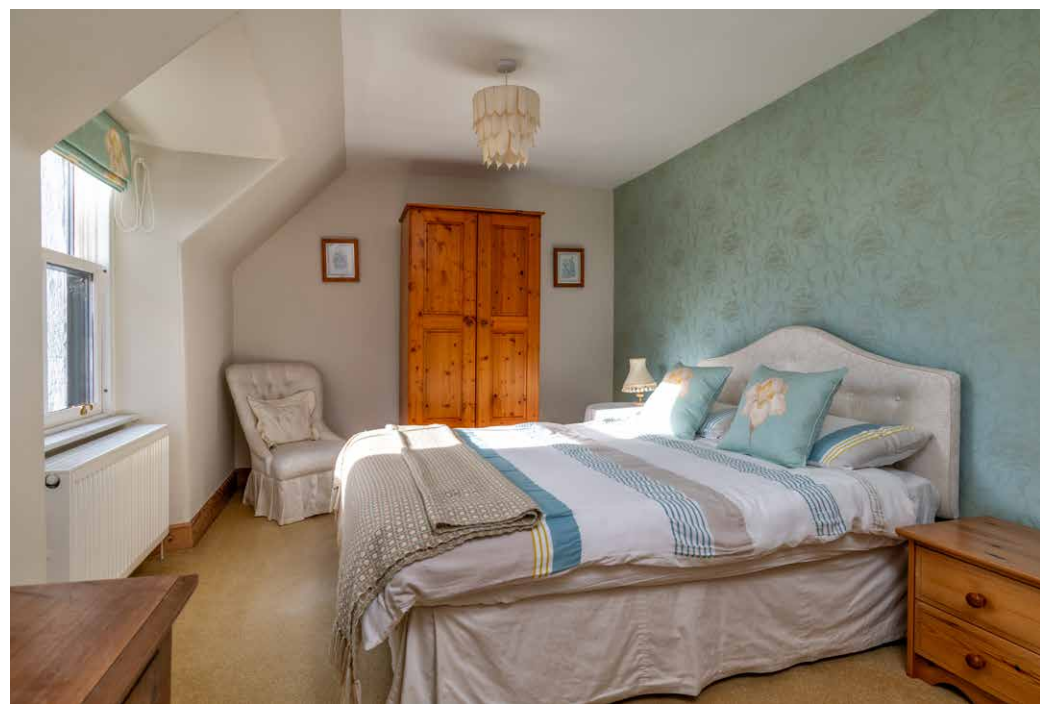


DESCRIPTION

Brigton House is a most attractive country property, which benefits from a range of detached outbuildings including a double garage. The house also has enclosed gardens and paddocks which extend to around 4 acres. It is an attractive house south-facing and surrounded by established garden grounds. With origins stretching back as far as 1860, the older part of the house is stone-built whilst further extensions have been added. The latest addition to the property is a beautiful garden room constructed with a Green Oak timber frame. This contemporary room is the ideal to enjoy the south facing sunshine all year round and adds an attractive frontage against the whitewashed exterior walls. Brigton House provides the ideal outdoor lifestyle property. The gardens are a wonderful haven for all to enjoy, whilst the comprehensive range of outbuildings, including a 120sqm detached workshop provide a wealth of opportunities to any purchaser.

A double gated drive leads up to the rear and side elevation of the house, the tarred driveway wraps around the house and provides ample parking for several vehicles. From the side driveway, the property is accessed via the working side of the property. A handily placed WC and utility room serve the kitchen area and a games room. A large pantry cupboard provides superb storage. A second rear elevation exterior door enters a hallway that has generous proportions and is currently utilised as a study with corner set log burning stove and again ample storage cupboards. Both rear hallways lead into the farmhouse style dining kitchen, which is the heart of this traditional home.

The dining kitchen is an expansive room, set on an open plan, sub divided by furniture placement to provide a comfortable informal dining area combined with a comprehensive fitted timber style base mounted kitchen units with a bespoke central peninsular island. The heavy roof beams add to the country farmhouse style kitchen whilst the floor tiles are both attractive yet practical for any busy family. The kitchen features a range cooker, Belfast sink and ample preparation space.



The dining area has an attractive exposed stone fireplace with a reclaimed wooden mantle, timber framed French doors not only allow a high ingress of natural light to the room, they provide a view and access to the garden grounds beyond. Moving on through the house from the dining kitchen, the front reception hall gives way to more formal accommodation. Two immaculate front rooms almost mirror each other in size. The sitting room is a warm and inviting room with a grand working fireplace with ornate surround taking centre stage. Many original features remain in the sitting room including, original sash and case windows with timber surrounds, ceiling cornicing and exposed timber flooring. The formal dining room equally has been well presented and benefits from a working fireplace and ornate cast iron and slate hearth with timber mantle. A striking addition to the property is the single storey pitched roof green oak framed garden room. With glass on three sides including bi-folding doors, this expertly crafted garden room is awash with warm natural light. The uninterrupted views to the garden and countryside beyond have been fully maximised and there is ample space for a variety of free-standing furniture.

Heading up the staircase to the upper level, the owners have retained the original flooring as a hint to the true age of the property. The staircase splits to two upper-level wings. Four bedrooms are found to the front of the property all of which are immaculately presented and the largest features a working fireplace and exquisite en-suite shower room. A beautiful and contemporary family bathroom has well-appointed and features a free-standing double bath with a separate walk-in shower enclosure. Full wall tiling, with under floor heating maximise a luxurious feel. Completing the upper-level accommodation is the large master bedroom with a range of fitted wardrobes and storage space. The en-suite bathroom has been upgraded to suit the needs of a modern family whilst retaining some striking original features. It is worthy of note that there is full fibre broadband to the property, ideal for those working from home.

ACCOMMODATION

Ground Floor - Entrance Hall, Living Room, Dining Room, Garden room, Study, Open Plan, Kitchen/Sitting Room, Games Room, Utility Room, Pantry and Cloakroom with W.C.

First Floor - Master Bedroom with en-suite Bathroom, One Further Bedroom with en-suite Shower Facilities, Three Further Bedrooms and Bathroom.

GARDEN GROUNDS

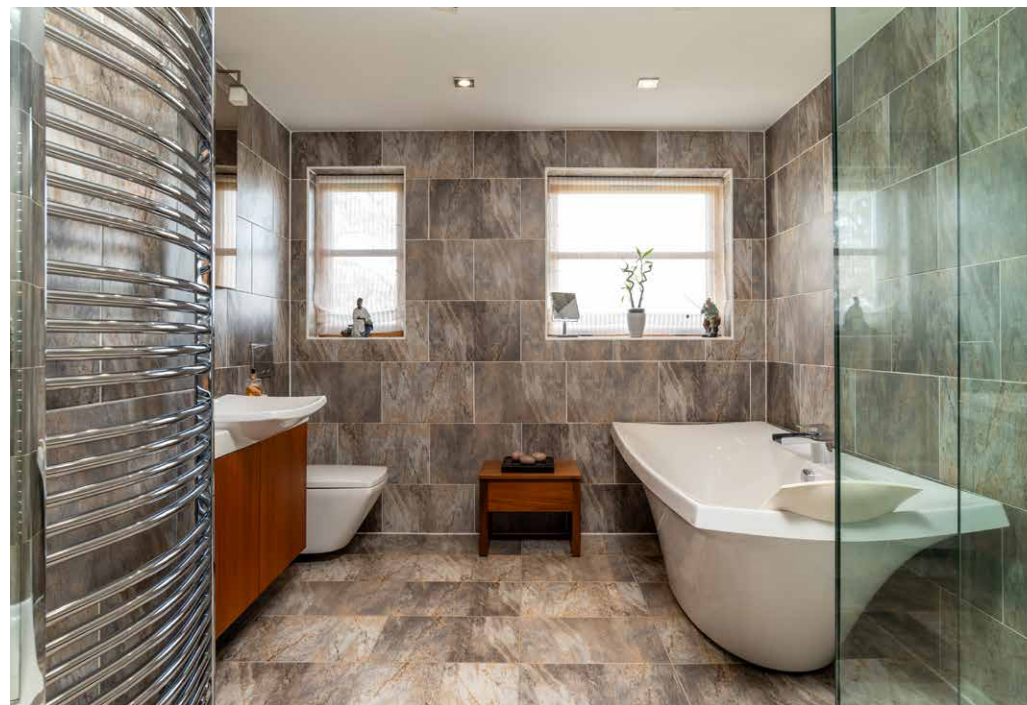
The property benefits from a substantial area of mature and well-maintained garden grounds which surround the property. In addition, Brighton House also benefits from a paddock adjacent to the garden ground which extends to around 4 acres. Expansive areas of lawn, mature trees, and planting including vegetable beds provide an idyllic outdoor environment for all at Brighton House. A haven for wildlife the garden is also ideal for pets. One part of the garden has a watercourse boundary, whilst this is not fenced from the garden anymore, this has been done in the past. Vehicular access to the property is via remote controlled metal gates and a large driveway is present to the front and side elevations. The boundaries where defined are in timber fencing, stone wall and post and wire fencing. Views to the adjoining paddocks can be enjoyed as well as over to the rural landscape surrounding.

LAND

The land extends to around 4 acres. Grass paddocks are defined by post and wire fencing.

OUTBUILDING

Brighton House has a range of versatile outbuildings which offer a wealth of potential. Firstly, a large external store has both vehicle and pedestrian door access. Extending to 120sqm this is a well-maintained single storey building. A double car garage, potting shed and log store are part of the larger outbuilding, whilst there is a detached single car garage. All outbuildings have light and power.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	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 the centre of Laurencekirk, the property is easily reached by heading South on the A90 for around 1.6 miles. Take the road sign posted to Thornton and continue along Landsend for around 1.5 miles and the property entrance will be on the left-hand side. The private road leading to the gated driveway is owned by the property with shared access for two nearby properties.

POST CODE

AB30 1BA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/risky.sleepers.dressings>

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.

IMPORTANT NOTES

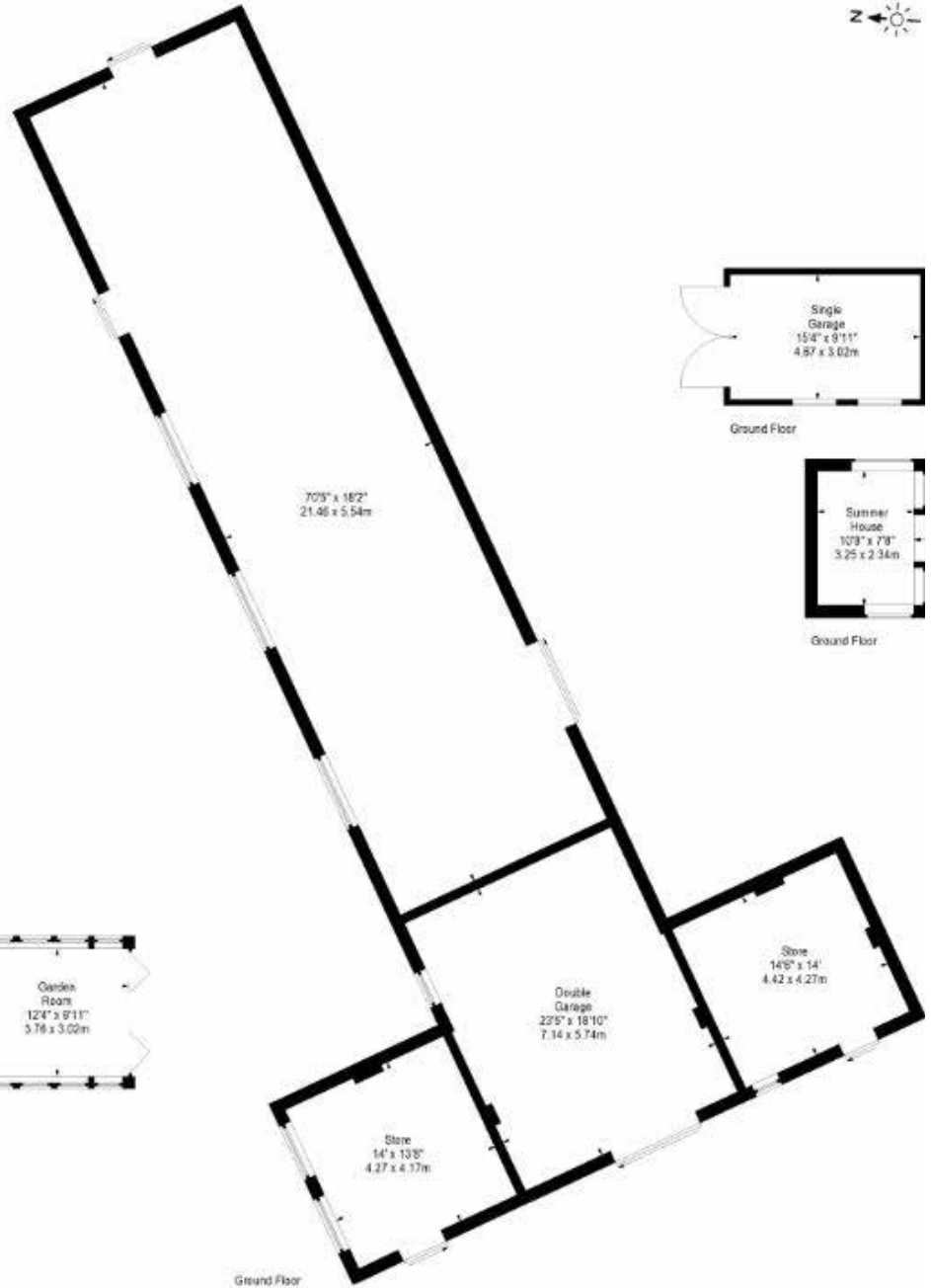
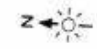
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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



Brigton House,
Laurencekirk,
Aberdeenshire, AB30 1BA



Approx. Gross Internal Area
2668 Sq Ft - 277.59 Sq M
Out Buildings
Approx. Gross Internal Area
2367 Sq Ft - 222.22 Sq M
For identification only. Not to scale.
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