



**THORNYLEA HOUSE, FORDOUN**  
LAURENCEKIRK, ABERDEENSHIRE







# THORNYLEA HOUSE, FORDOUN, LAURENCEKIRK, ABERDEENSHIRE

Beautiful country house set in over 3 acres of grounds with far reaching views.

Aberdeen 28 miles ■ Dundee 41 miles ■ Laurencekirk 5 miles

**Acreage 3.8 acres (1.6 hectares)**

- 2 reception rooms. 5 bedrooms (4 en suite). Shower room.
- Substantial double garage with loft area.
- Over 3 acres of paddocks with field shelter.
- Spacious garden
- Far reaching views.
- Highly accessible location ideally placed for commuting to Aberdeen and Dundee.

**£475,000**

Offers Over

**Galbraith**

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**SITUATION**

Thornylea House sits in a tranquil rural situation on the edge of a small development of 3 other houses and commands outstanding views over the surrounding countryside. Despite its rural location it is situated in a highly accessible area just 2 miles east of the A90 and it is well placed for commuting to Aberdeen (28 miles) and Dundee (41 miles). Laurencekirk is only 5 miles distance and it has a good range of local amenities including shops as well as a primary school and medical centre. Secondary schooling is available at Mearns Academy and Lathallan School, making it a perfect choice for families seeking both luxury and convenience in their daily lives.

**DESCRIPTION**

Thornylea House was built in 2013 and is a contemporary family home constructed by local builder Peterkin Homes.

The house is approached by a protruding porch, which gives access into the hall at the heart of the house which leads off to a WC and spacious lounge which is centred around an Aga wood-burning stove. On the other side of the hall doors lead off to a bedroom as well as an impressive open-plan dining kitchen. The kitchen benefits from an island with a sink as well as a good range of quality fitted floor and wall units with integral high-end appliances, including an electric Aga, a fridge freezer and dishwasher. Step lead down from the kitchen into the living area, which has an impressive cathedral style ceiling and windows on three sides looking out over the gardens and to the countryside beyond. Part glazed double doors open out to a lovely terrace. Adjacent to the kitchen is a side entrance with utility room, providing additional storage and workspace and a further door leads to a shower room, which can also be accessed with bedroom 5.

The property benefits from double glazed windows and there is hardwood flooring in the hall, lounge and bedroom 5, while the upstairs bedrooms are carpeted.



The bedroom accommodation on the first floor offers four bedrooms, each with en-suite bathrooms and fitted wardrobes, offering ample storage space and privacy for all family members. The main bedroom features a luxurious spa bath and double fitted wardrobes that provide extensive storage.

**ACCOMMODATION**

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, Bedroom, Utility Room, Shower Room and Cloakroom with WC.  
First Floor: Four bedrooms all with En Suite Shower Facilities.

**GARDEN AND GROUNDS**

Thornylea House is approached by a shared tarmac drive, which leads through electric gates to a generous parking area to the rear of the house. The house is surrounded by a extensive garden mainly laid to lawn, which overlooks the adjacent paddocks.

A significant feature of this property is the detached double garage, equipped with electric rolling doors, offering secure and convenient parking as well as additional storage space.

The grazing lies to the south of the house and is divided into 3 enclosures and include a field shelter.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band H	C	FTTC	YES





### **FLOOD RISK**

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

### **ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC DIRECTIONS**

From the A90 take the turning for Johnshaven. Continue on this minor road for about 1 mile passing Beechwood Landscaping Centre on the left and continue up the hill passing a road junction on the left. The shared entrance to Thornylea is at the top of the hill on the left (with a bin store area to the side). Continue down the tarmac road, with the steading just a short distance down the tarmac road beyond a farmhouse.

### **POSTCODE**

AB30 1JJ

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///person.dynamics.comedians

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **BOUNDARIES**

Some boundary fences are undefined. The purchaser will be responsible for building a suitable fence if required.

### **VIEWINGS**

Strictly by appointment with the Selling Agents.













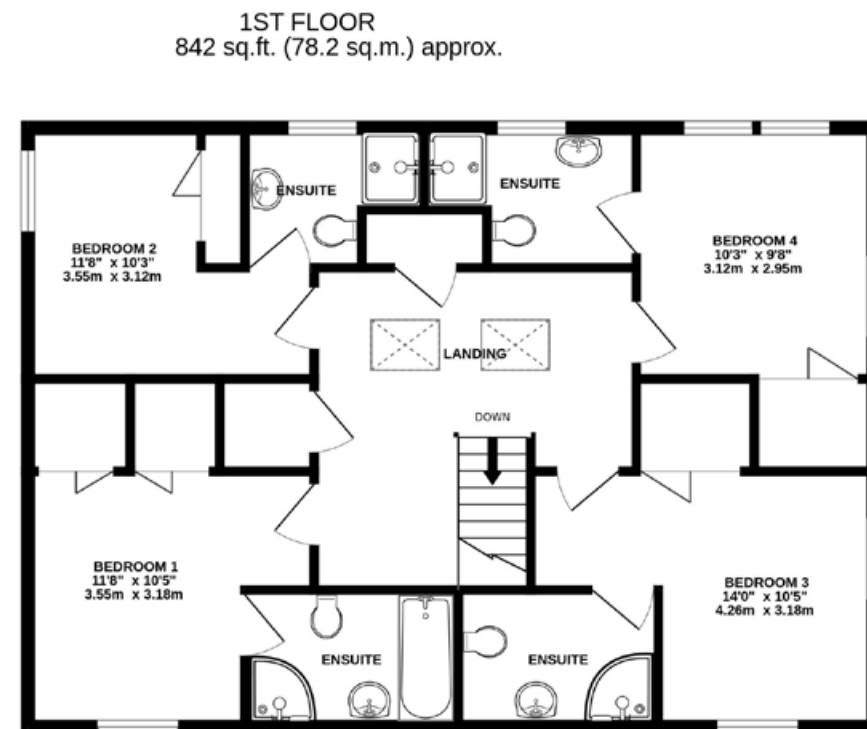
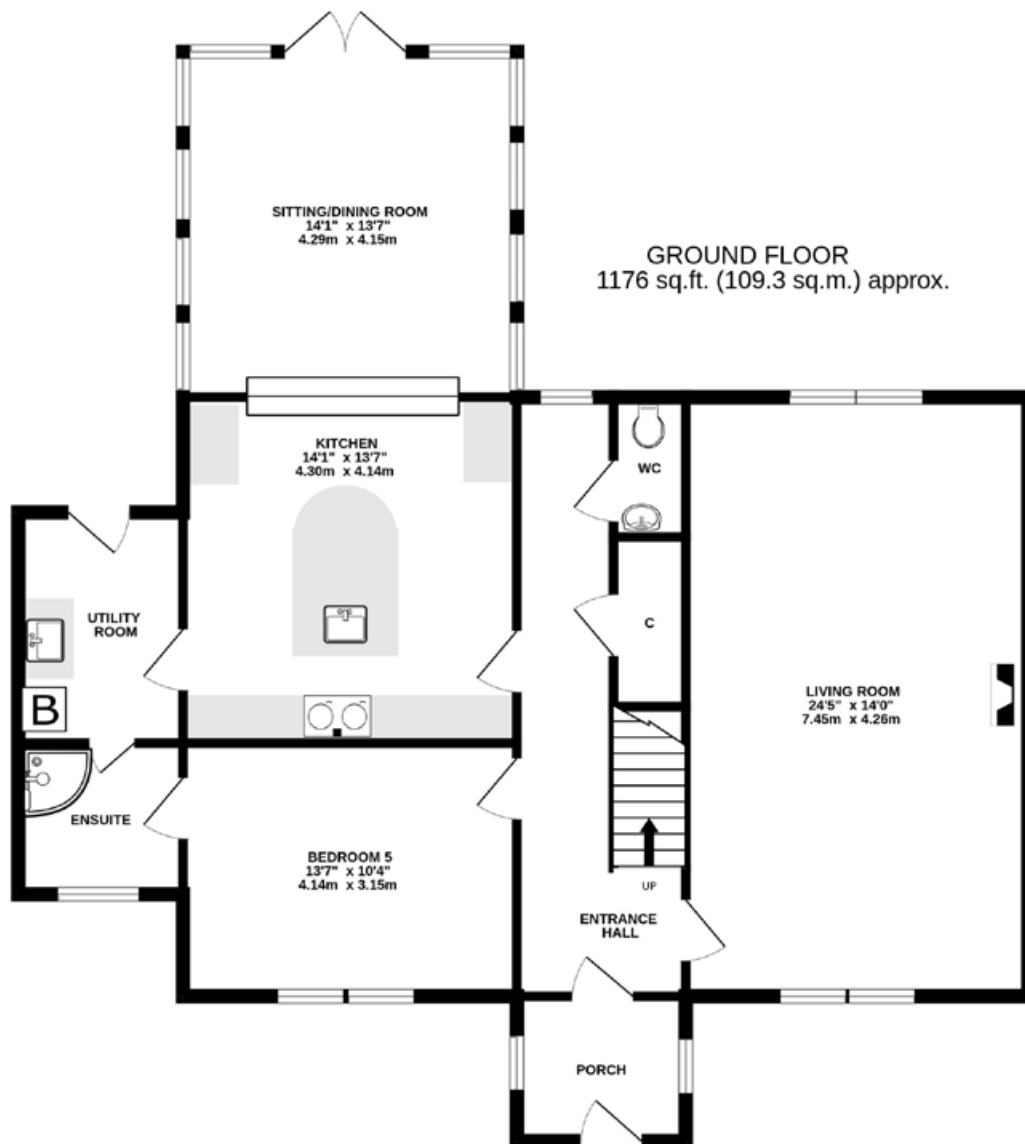












**TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.**

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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## 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

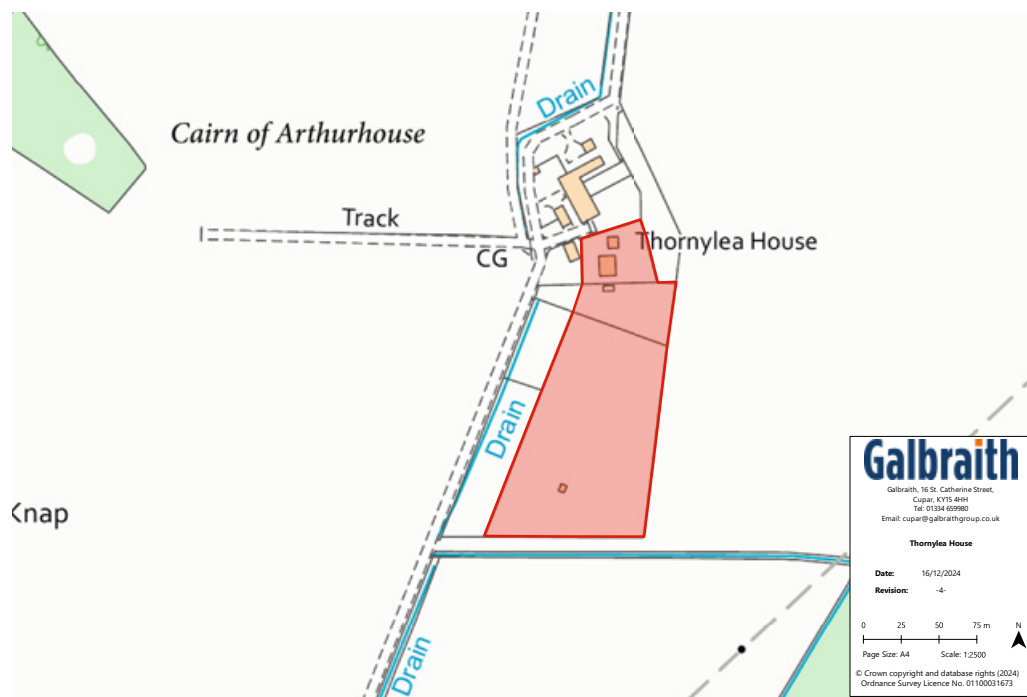
Failure to provide required identification may result in an offer not being considered.

## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## 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 summer 2024.







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