



LYNMOHR,
KEMNAY, AB51 5PR

OFFERS OVER £465,000

peterkins



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- 4 bedroom detached dwellinghouse set in approx. 4.5 acre plot
- Large driveway
- Double garage and adjoining stable block
- Barn
- Paddock
- Mature garden ground with green house
- Spacious living and bedroom accommodation
- Beautifully presented throughout
- Oil central heating
- Double glazing
- Good commuter base

Viewing by appointment only
please contact Peterkins
(01467) 672800

Description: We are delighted to offer for sale Lynmohr, an attractive package including a stunning 4 bedroom detached dwellinghouse set in approx. 4.5 acres which benefits from a large driveway, double garage with adjoining stable block suitable for 2 large ponies, separate barn and an enclosed paddock making it ideal for the equine enthusiast. Located on the outskirts of Kemnay within a few minutes' drive to the shops, schools and amenities on offer, the property has been thoughtfully upgraded and beautifully decorated throughout with many lovely rustic modern features including the oak cottage doors and log burners. The generous accommodation is set over 2 floors with the ground floor comprising of entrance porch and hallway, family room on semi open plan with the kitchen and lounge / dining room, a rear porch gives access to both the boot room and utility room, family bathroom and two downstairs bedrooms. The upper floor consists of a W.C and another two double bedrooms, one of which benefits from an ensuite shower room. The property benefits from oil central heating, double glazing and a great amount of built in storage space throughout. Viewing is recommended to appreciate what this property has to offer.

Location: The popular village of Kemnay has a wide range of shops, a library, and both primary and secondary schools. There is also a variety local recreational sports available locally including an 18-hole golf course, driving range and tennis courts. Lying only 4 miles away is the expanding town of Inverurie with several large supermarkets, a swimming pool, community centre and railway station.

Directions: From Inverurie take B993 to Kemnay for approx 3.5miles and Lynmohr is the first house on right over the old railway line bridge clearly identified by a Peterkins For Sale sign.

Entrance: Entered at the front of the property through a sage green upvc door with glass side panels into the porch. Ceiling light; carpet with mat well. Part glazed door into the main hallway.

Hallway: Welcoming hallway which gives access into the lounge, bathroom, two downstairs bedrooms and staircase to the first floor. Built in cloak cupboard. Downlighters; smoke alarm and carpet.

Family room: 18'4" x 11'10" (5.58m x 3.60m) The bright and spacious lounge is located to the front of the property and is on semi open plan with the kitchen and family/dining room providing the ideal space for family entertaining. Feature log burner with tiled hearth and rustic mantel beam giving the room a lovely cosy feel. Large window with curtains overlooks the garden and fills the room with natural light. Downlighters; smoke alarm and wooden floor. Partially open into the kitchen and arch with steps lead down into family area.



Lounge/ Diner : 23'11" x 13' (7.28m x 3.96m) Steps lead down into this impressive room providing the ideal family living space. Several windows to the front and side of the property fill the room with natural light and French doors give access onto the rear lockblocked patio area. Ample space provided for a large dining table and chairs along with a range of lounge furniture. Ceiling light pendants; smoke alarm and wooden floor continues.

Kitchen: 18'11" x 10'5" (5.76m x 3.17m) The kitchen is fitted with a range of wall and base units along with a full height pantry style unit and coordinating wooden worktops. Falcon range cooker with splashback and extractor hood above and integrated dishwasher. Ceramic Belfast kitchen sink with mixer tap. Windows overlooking the rear patio. Fitted circular table alongside the contrasting island unit providing great additional worktop and storage space. Ample space for another dining table and chairs with fitted bench corner seat. Double door storage cupboard. Downlighters; smoke alarm and wooden floor continues. Door through to rear porch.

Rear porch: 16'10" x 5'2" (5.13m x 1.57m) Just off the kitchen, the porch provides access into the boiler/boot room and the utility room. Large window and barn style upvc door opens out to the rear. Ceiling light fitment; smoke alarm and wooden floor continues.

Boiler/boot room: 7'9" x 4'9" (2.36m x 1.44m) This room houses the central heating boiler and provides space for shoes and coats if desired. Ceiling light fitment and wood effect flooring.

Utility room: 7'3" x 6'4" (2.20m x 1.93m) Fitted either side with base and wall units, coordinating worktops, matching upstands and splashback tiling to one wall. Stainless steel sink with drainer and mixer tap. Space for standalone fridge freezer and space plumbed for washing machine. Ceiling light fitment; open shelving and tile effect flooring.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin with splashback tiling and oval standalone bath with shower head. Opaque window with branch detailing. Ceiling light fitment and tile effect flooring.

Bedroom/Office: 13'2" x 9'4" (4.01m x 2.84m) Bright and spacious room benefitting from center log burner. Currently used as a home office however could easily accommodate a double bed along with a range of free standing furniture. Built in double door wardrobe with hanging rail and shelf. Wall of fitted storage and shelving. Window overlooks the side of the property. Ceiling light fitment; smoke alarm and carpet.

Bedroom: 14'8" x 13'1" (4.47m x 3.98m) Generous sized bedroom providing ample space for a king/queen sized bed along with a range of freestanding furniture. Two double door wardrobes with hanging rails and shelves. Window with curtains overlooks the front. Ceiling light fitment; television point and carpet.

Staircase to upper floor: U-shaped carpeted staircase leads to the upper floor landing giving access to two double bedrooms and the W.C. Deep storage cupboard with fitted shelving and access hatch into loft. Ceiling lights and smoke alarm.

Bedroom: 13' x 12'9" (3.96m x 3.88m) Another large bedroom with ample space for a double bed along with a range of storage furniture. Window overlooks the side. Access hatch into eave space. Ceiling light and carpet.

WC: Beautifully decorated W.C fitted with a 2 piece suite comprising of toilet and wash hand basin. Window provides lovely open views over the surrounding countryside. Access hatch into eave storage space. Wall light fitments and tiled flooring.







Master bedroom: 16'11" at widest point x 12'8" (5.15m x 3.86m) Completing the accommodation is the exceptionally spacious master bedroom benefitting from an ensuite shower room as well as built in storage. Ample space for a king or queen bed along with a range of freestanding furniture. Two double door wardrobes with hanging rail and shelf. Window with curtains. Ceiling and wall light fittings; c/o alarm and carpet. Door into ensuite.

Ensuite: Suite comprising of concealed cistern toilet and counter top wash hand basin with landmark image details with splashback tiling. Large tiled shower enclosure with mains fed rainfall head. Downlighters; extractor; heated towel rail and tiled floor.

Outside: The property is set on approx. 4.5 acres of land. From the road, a large tarred driveway provides ample parking for many vehicles. The large surrounding garden grounds are mainly laid to lawn with borders of established trees, bushes and plants creating privacy. At the rear of the property, there is an enclosed lock block area providing the ideal spot for outdoor entertaining.

Rhino greenhouse and wooden shed are both to remain, an ideal set up for a gardening enthusiast. Rotary clothes dryer. Security lighting.

The double garage has an up and over door, power and light. The adjoining stable block has 2 stalls with additional space for tack and/or feed. Also benefitting from power, light along with several access doors. The barn/outhouse (29'1" x 15'2") is accessed via double doors and also benefits from power, light and dual aspect high windows.

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