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A LARGE PERIOD DWELLINGHOUSE ON WEST FACING HALF ACRE SITE

WESTWOOD HOUSE, MAIN STREET, LUMSDEN, HUNTLY, ABERDEENSHIRE

Offers over £525,000



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Property description

Westwood House is an impressive and likeable 4 or 5 bedroom detached house built at the turn of the century in sandstone and with pitch slated roofs. It is in excellent condition and is certainly one of the best properties of its type in the Aberdeenshire area.

The village of Lumsden is situated in the Don Valley at the start of the Grampian Mountains and at the heart of the "castle and whisky trails". It has a beautiful setting and the rural landscape in this part of Aberdeenshire is exceptionally beautiful and varied. The village has a very good school, garage, shop, hairdresser, pub and village hall and the secondary schools are at Alford and Huntly.

Alford lies 10 minutes to the south, Huntly 20 minutes to the north and Aberdeen lies an enjoyable drive along Donside to the east. Aberdeen Airport can be reached within 40 minutes.

The site, extending to just over half an acre, is west facing and the gardens receive all day sun, the rear rooms receiving morning sun and the front rooms receiving sun in the afternoon and evening.

The house retain many original period features externally and internally, including Oregon pitch pine panelled doors, skirtings, facings and stairways, dado rails, window bays with sash and case windows, the double fronted entrance door with external timber features, open fireplaces, high ceilings and ceiling cornices.

Entrance to the house is by way of double fronted panelled timber doors to the Vestibule leading to the Reception Hall. To the right is the family Lounge and to the left is the formal Dining Room. The Study/Sitting Room is rear right and there is a large Kitchen/Dining Room (with walk-in Pantry off the Kitchen) rear left leading to the Rear Hall, Utility Room, w.c. and door to decking and rear garden.

On the first floor there are four large double Bedrooms, two with washing facilities, walk-in linen cupboard, family Bathroom and family Shower Room and on the second floor there is a large recreation room.





ENTRANCE VESTIBULE: 8' x 4'9 (2.4m x 1.5m) Pitch pine double entrance door. Ceiling cornice. Dado rail. Pitch pine panelled door and screen to Reception Hall.

RECEPTION HALL: 22'4 max x 10'5 max (6.8m x 3.2m) Panelled doors and stairway. Moulded skirtings and facing. Dado rail. Fluted column. Ornate plaster features. Ceiling cornice. Chandelier. Telephone point. Double radiator. Fitted carpet.

LOUNGE: 17'3 into window bay x 17'1 into alcove (5.3m x 5.2m) (Front Right) Panelled door from Hall and south facing bay window to front garden. Original fireplace. Alcoves with double doored cupboards to either side. Fluted columns and beading around alcoves. Picture rail. Ceiling cornice. Chandelier. Two TV aerial points. Sky TV. Full length curtains. Three double radiators. Fitted carpet.

DINING ROOM: 17'8 into window bay x 13'2 (5.4m x 4m) (Front Left) Panelled door from Hall and west facing bay window to front garden. Oak fireplace with tiled hearth and surround. Ceiling cornice. Ceiling rose. Chandelier. Bell pushes. Fluted columns at window bay. Two double radiators. Restored pine floor.



STUDY/SITTING ROOM: 13'7 x 11'8 (4.2m x 3.6m) (Rear Right) Panelled door from Hall and windows to rear and side. Alcove with shelved cupboard. Ceiling light. TV aerial point. Double radiator. Floor vinyl.

KITCHEN/DINING ROOM: 18'11 max x 13'9 max (5.8m x 4.2m) (Mid Left) Fully fitted Kitchen with doors from Reception Hall and to Rear Hall, glazed panelled door to walk-in Pantry and three windows to side. Fitted units to four walls and island unit with stainless steel sink. Rangemaster gas range.

Timber lined Dining Area with ample space for large table.

Five ceiling light fittings. Two double radiators. Floor vinyl.

WALK-IN PANTRY: 10'8 x 10'7 max (3.2m x 3.2m) With fitted shelves to two walls and double glazed window to rear. Light. Floor vinyl.

REAR HALL: 7'2 x 6'2 (2.2m x 1.9m) Doors to Kitchen, Utility Room, w.c. and to rear garden. Timber lining. Ceiling light. Ceramic floor tiling





UTILITY ROOM: 12' x 8' (3.7m x 2.4m) (Rear Left) Door from Rear Hall. Windows to sides. Fitted units to two walls. Belfast sink. Washing machine. Tumble drier. Central heating boiler cupboard with airing cupboard above. Two ceiling light fittings. Ceramic floor tiling.

W.C: 6'1 x 3'6 (1.9m x 1.1m) (Rear Left) Door from Rear Hall and window to side. Ceiling light and extract fan. Radiator. Ceramic floor tiling.

Elegant staircase with pitch pine balustrade and handrail. Mezzanine level with large double glazed meranti hardwood panelled window to rear. Dado rail.

UPPER HALL: 18'6 x 12'9 (5.7m x 3.9m) Pitch pine panelled doors to four double Bedrooms, Bathroom, Shower Room and Linen Room. Ceiling cornice. Three ceiling lights. Dado rail. Double radiator. Fitted carpet.

BEDROOM 1: 16'10 max x 15'7 max (5.1m x 4.8m) (Front Right) Double Bedroom with panelled door from Hall, window to front and small window to side. Triple wardrobe. Further built-in cupboard. Original fireplace. Bell push. Corner beadings. Ceiling cornice. Ceiling light. Double radiator. Curtains. Fitted carpet.

BEDROOM 2: 17'11max x 13'8 (5.5m x 4.2m) (Front Left) Double Bedroom with panelled door from Hall and window to front. Corner unit with wash-hand basin. Ceiling cornice. Two ceiling lights. Curtains. Double radiator. Laminated flooring.

BEDROOM 3: 13'3 x 13'3 (4m x 4m) (Rear Left) Double Bedroom with panelled door from Hall and window to rear. Corner unit with wash-hand basin. Wall light. Ceiling cornice. Ceiling light. Double radiator. Fitted carpet.

BEDROOM 4: 14'1 max x 11'2 (4.3m x 3.4) (Rear Right) Double Bedroom with panelled door from Hall and windows to rear and side. Cast iron fireplace. Bell push. Ceiling light. Double radiator. Restored wood floor.

LINEN ROOM: 10'10 x 3'8 (3.3m x 1.1m) (Mid Right) Panelled door from Hall and window to side. Excellent storage. Floor to ceiling shelving. Ceiling light. Restored wood floor.

BATHROOM: 10'3 x 8'9 (3.1m x 2.7m) (Mid Front) Large Bathroom with panelled door from Hall and window to front. Five piece suite. Two wall units. Shaver point. Fitted spotlight unit. Ceiling extract fan. Radiator and towel radiator. Floor vinyl.

SHOWER ROOM: 10'5 x 5'6 (3.2m x 1.7m) (Mid Left) Part-glazed panelled door from Hall and window to side. Three piece suite including large corner shower. Four recessed light fittings. Medicine cabinet. Double radiator. Natural wood floor.

Panelled door to staircase to second floor.

RECREATION ROOM: 34' x 13'1 max (10.4m x 4m) Good natural lighting via three velux windows. Fully lined and insulated room. Three ceiling light fittings. Fitted carpet. Door to storage space within eaves. Door to separate area with insulated hot water cylinder and storage tanks. Lighting installed to all areas.



OUTSIDE: Large front garden with lawn and trees including silver birches and hollies. Original cast iron railings to front boundary (driveway along left hand side of house). Area adjacent to front entrance laid in granite chips. Two coach style lights and external power points at front entrance.

To the right hand side of the house, garden with boundary wall, mature trees, rockeries, lawn and picnic table.

Large rear garden with extensive decked patio adjacent to rear door. Lawn, vegetable plot and flower and shrub beds.

Workshop. Garden shed. Greenhouse.

VIEWING BY ARRANGEMENT TELEPHONE 07789 645583 OR 01464 861781 (MR. AND MRS. REYNOLDS) OR (01224) 621622 (DUTHIE WARD SOLICITORS)



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