



**ROBIN HILL, TARRIE BANK,
ARBROATH, DD11 5RE**

**TRADITIONAL
DETACHED VILLA**



Situated in the beautiful Angus countryside with stunning views across woodlands open fields and glens. Stunning family home with spacious flexible accommodation or unique business opportunity. Oil central heating, solar panels c/w back-up batteries, Solar i-Boost hot water system, and double glazing. Large gardens landscaped for easy maintenance & entertainment, extensive parking facilities. Oversized double garage with floor to ceiling shelving inside at the rear, conjoined fitted workshop, free standing multipurpose home office, multipurpose log cabin/studio and BBQ hobbit house and Jacuzzi.



**OFFERS OVER
£395,000**

Property Description

HOME REPORT VALUATION £440,000

This exceptional family home must be seen to be fully appreciated. Rarely do we see a property with such attention to detail, environmentally friendly, the sale includes many added extras. Situated on the outskirts of Arbroath in a beautiful rural setting and yet within walking distance to the town (3 miles), this home has it all. Beautifully presented this exciting home offers an abundance of features and provides spacious modern family living. This accommodation is split over two levels and has been upgraded to a high standard by the current owner.

The property now has the advantage of Solar panels c/w 2 li-ion back-up batteries, oil central heating, double glazing and two wood burning stoves, making this a very ecofriendly family home. It comprises of 4 or 5 double bedrooms, the master being en-suite, 3 or 4 public rooms, including an impressive high spec kitchen with central island, large dining area, and sunny seating area, family bathroom c/w shower room.

Extensive garden grounds surround the property with a large, gated driveway giving access to a detached double garage with adjoining workshop/store and greenhouse, a detached multipurpose home office and large shelved storage container. To the front of the house is a delightful area of mature gardens, with the original stone wall dating back to the 18th century. There is a large log cabin/studio with wooden deck to take in the impressive garden and surrounding countryside. There is also an additional area with BBQ cabin, lawn, playhouse and side area with raised patio incorporating a five-person hot tub.

Throughout the property many furnishings and fittings are available. Overall, this property offers exceptional family living in a beautiful rural setting, yet only minutes from most amenities and services that the coastal town of Arbroath has to offer, and perfectly situated for easy commuting to the cities of Dundee (30 minutes) and Aberdeen (50 minutes) via the A92. Early viewing is recommended to appreciate this one-of-a-kind property

ACCOMMODATION:

Entrance hallway, Shower room, Bedroom 4, Kitchen/Dining/Family room, Lounge, Snug, Conservatory, Rear hallway, Master bedroom en-suite, Bedrooms 2 & 3, Family bathroom

RECEPTION HALLWAY:

Double glazed rear door leads into the hallway, housing a double shelved cloak cupboard and boiler. Downlights illuminate the hallway revealing access to a small loft area, including an understairs shelved storage cupboard.

Flowing into the main entrance reveals an original cast iron and wooden staircase leading to the upper floor. Wood flooring flows throughout the hallway.



Property Description

LOUNGE:

Approx. 21'5 X 14'6.

Spacious south facing lounge, large walk-in bay window offers a delightful view to the gardens beyond. A feature wood burning stove set within the fireplace is caped with a bespoke solid wood surround and stone hearth, wooden flooring and a radiator. A 77-inch TV, Sony DVD player, Sonos 5 section surround sound system, 8-seat beautiful couch settee, bespoke 10 section merchant's chest and gorgeous Turkish carpet are all available.

SNUG:

Approx. 11'1 X 11'2 . Leading from the lounge into the snug which incorporates east facing double patio doors opening into the garden boasting views across the countryside. The snug has a feature stone wall, its own fireplace with large, concealed storage either side c/w shelving. A hatch gives access to a floored loft, and a radiator. There is a leather bed settee available.

CONSERVATORY:

Approx. 12'7 X 9'3. The conservatory is accessed through the snug and has access to the garden at the front of the home. It also has a wood floor and a radiator. There is also a 9 seat wicker bespoke seating system available.

DINING KITCHEN/FAMILY ROOM:

Approx. 35'2 X 13'8. Impressive large open space hi-tec kitchen with dining and family areas finished with Karndean flooring. The kitchen has been replaced and offers a work area fitted with modern base units, oak work surfaces, 4 electric hide & slide Neff ovens, pull out larder, integrated dishwasher, washing machine, fridge and freezer also includes an American style fridge freezer with double drawers. Recently installed Velux windows shine an abundance of natural light over the central island which incorporates a 5-ring induction hob and offers additional storage and a seating area. The dining area allows for a 12 place-setting which flows into the sunny seating area in the bay window and east facing window. An understairs pantry houses the solar panel li-ion back-up batteries and offers additional storage. The Chesterfield settee, 12 place table and chairs and welch dresser type storage unit are all available.

BEDROOM 4: Approx. 11'4 x 11'9. A generous size double bedroom with open outlook to the east of the property and vast countryside views beyond, it also has a radiator. An oak fourposter bespoke double bed including a 6-drawer oak drawer unit are available.

SHOWER ROOM:

Approx. 7'4 X 5'3. Conveniently located, adjoining the ground floor bedroom is the shower room comprising of a WC, handheld temperature-controlled bidet, wash hand basin, white storage unit and a shower cubicle housing a power shower. It has been finished with tiling to dado height and wet wall within the shower cubicle. A north facing window allows natural light and ventilation, an extractor fan, spotlights to the ceiling and a radiator.

UPPER HALLWAY/LANDING: A central north facing window throws natural light illuminating the impressive stairwell. Access hatch to a fully floored loft area with power and lighting, this also has room for expansion, large shelved linen cupboard, ceiling mounted pulley. A 12 bulb French bespoke chandelier and matching 4 bulb wall unit.

MASTER BEDROOM:

Approx. 12'5 x 12'. A spacious master bedroom with north and east facing windows, open views towards Arbroath, St Andrews and beyond. A large walk-in wardrobe. The super-king size bed c/w Irish coast bedside units and an Irish coast drawer vanity unit are available. Access into the en-suite.

ENSUITE:

Approx. 10'7 x 6'3. A bright en-suite shower room with a bespoke led/Bluetooth/shaving point wall mounted vanity unit, a floor mounted sink unit incorporates the wash hand basin, WC, handheld temperature-controlled bidet and a corner shower cubicle housing a power shower finished with mosaic tiles, tiled flooring, a heated towel rail and spotlights to the ceiling. There is an extractor fan and a north facing window overlooking the rear of the property providing natural ventilation and light.



BEDROOM 3:

Approx. 11'4" x 7'2". North facing bedroom offering views over the surrounding countryside towards Arbroath and beyond as far as St Andrews. There is a shelved and hanging double wardrobe, and radiator. An Irish coast 5 drawer unit is also available.

BEDROOM 2:

Approx. 12' x 10'2". A bright spacious double bedroom with ample space for furnishing with double aspect windows facing the west and the south incorporating shelved and hanging wardrobe and radiator. A small unique bookcase is available.

FAMILY BATHROOM:

Approx. 10' x 6'2". The bathroom has a north facing window and includes a wash hand basin, WC, handheld temperature-controlled bidet and corner bath with a separate shower cubicle housing a power shower with modern wet wall. It is finished with modern tiling to dado height and has spotlight to the ceiling, a heated towel rail.

DOUBLE GARAGE:

Approx. 19'3" x 19'6". The huge double garage has two up and over doors incorporates its own distribution unit supplying both power and light, also includes full width floor to ceiling shelving to the rear. Adjoining workshop with utility units and worksurfaces, power and light. There is also an adjoining greenhouse to the south of the garage.

HOME OFFICE:

Approx. 18'4" x 7'4". Detached portacabin with 12 double sockets, and 2 wall heaters, makes an ideal home office/craft room or temporary bedroom.



LOG CABIN/STUDIO:

Approx. 13'3 x 13'1. Double glazed window units with bifold double doors, external IP65 power socket, 12 double power sockets, led lighting and outside lighting. It is currently being used as a music room/gym with large wooden deck offering an impressive view over the garden and surrounding countryside.

BBQ CABIN:

Approx. 14'2 x 14'4. An exciting entertainment wooden cabin for year round usage known as the "Hobitty Hoose", with power sockets and an IP65 external socket, four double glazed windows, upholstered seating for 21 people or sleeping for 4 people the seating incorporates storage underneath and wraps around a central wood burning BBQ stove. Jacuzzi

JACUZZI:

Five place well maintained jacuzzi, easy access to property, secluded privacy wall, fitted with ceramic water filters.

OUTSIDE ENTERTAINMENT:

Entertainment exterior dining area

Four place table and chairs close to the hot tub secluded from view, easy access to the property kitchen

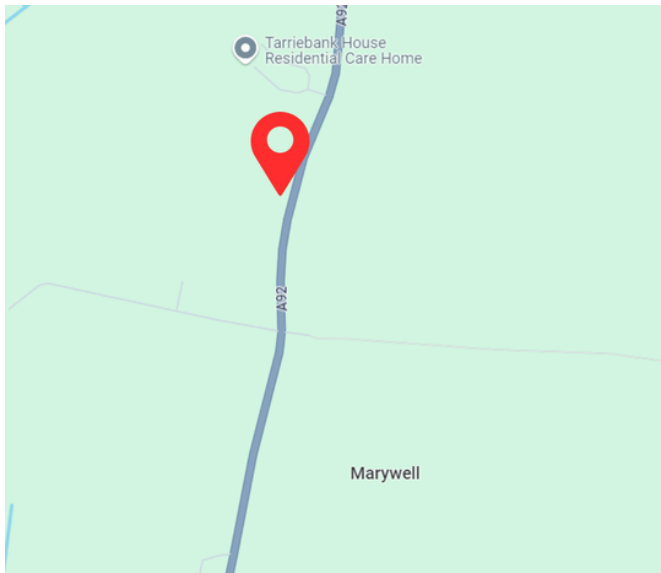
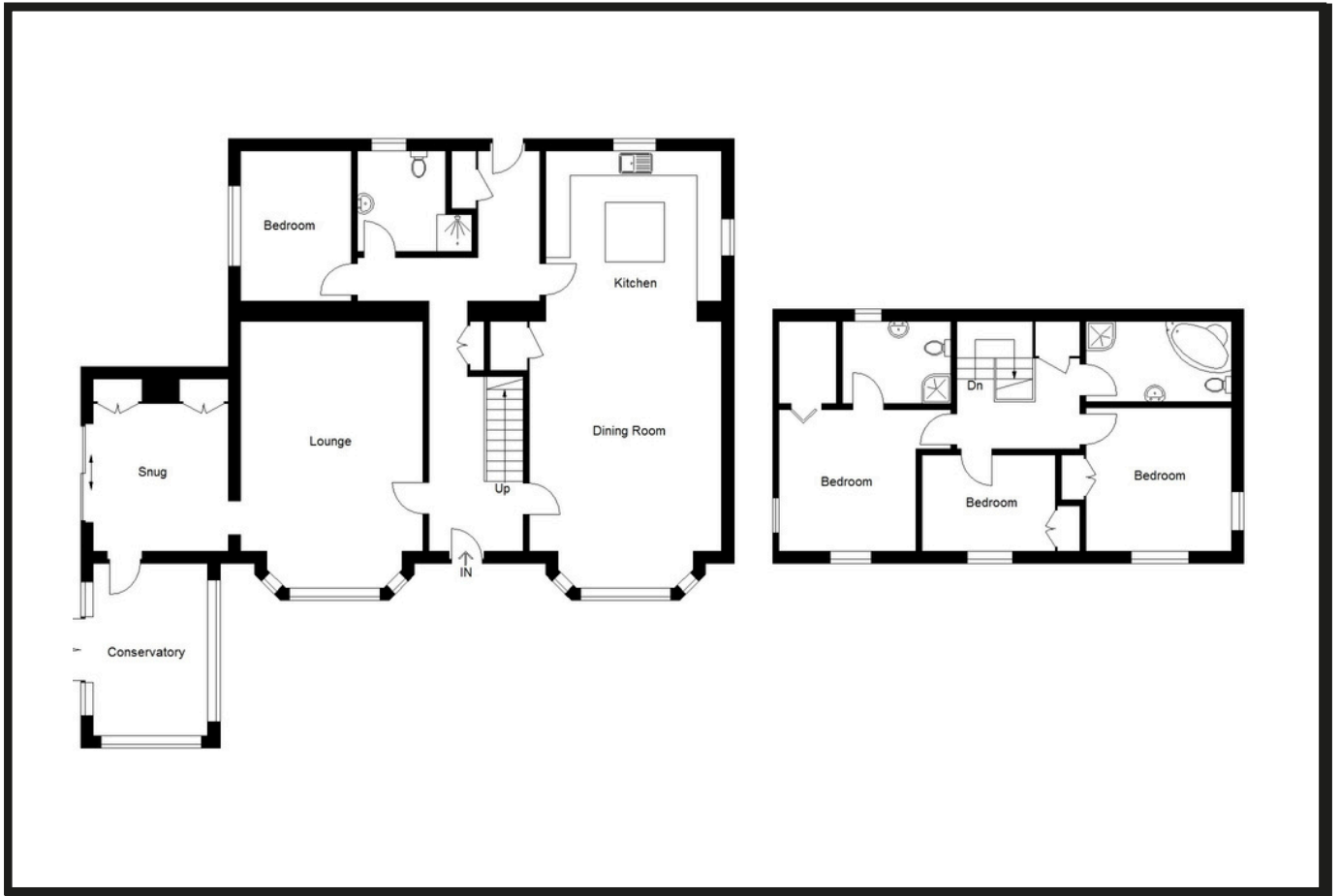
CONTAINER:

20ft steel storage container, this currently has no power; however, it is fully shelved on both sides for ample storage.

Both gardens have IP65 external power sockets installed to each corner
Development potential - Multi-purpose property - Gated entry - Privacy
- Extensive parking, current owner reports 12 cars, 2 motorhomes and 1 gig van parked easily inside the property.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

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