

# Connelly Yeoman



**SPYNIE HOUSE  
LEYSMILL, BY ARBROATH DD11 4RR**

**STONE-BUILT  
DETACHED FAMILY VILLA**



- Ideally set within a mature garden site in the quaint village of Leysmill, By Arbroath
- Traditional stone-built period home with contemporary style, fittings and finishings
- LPG Central Heating and Double Glazing, a blend of traditional and contemporary
- Spacious and adaptable Family Home with a charming “country classic” vibe/style
  - Home Report Valuation £375,000



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OFFERS OVER

**£349,950**

# Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this highly distinctive and much admired, stone-built DETACHED VILLA which occupies an elevated garden site and is beautifully positioned in the very quaint, rural village hamlet of Leysmill, By Arbroath. This extremely attractive and well presented property, which can trace its heritage back to the 18th century, has been converted and re-designed by the current owners and is now well designed to accommodate modern, contemporary living space over two levels and benefits from LGP central heating and there is Double glazing. Externally, the property sits within established, mature garden grounds, with ample car parking areas, and a delightful rear garden, laid out in a classic "country" garden with lawn areas, mature shrubs and trees. The small village of Leysmill is located within easy reach of Arbroath, Montrose and Forfar, and the main A90 dual carriageway at Brechin offers great commuting further afield northwards up to Aberdeen and south to Dundee and Edinburgh. Locally, there are primary schools in Friockheim and at Colliston village, with secondary schooling in Arbroath. Arbroath offers a wealth of amenities and services, retail parks, supermarkets and local bespoke shops, together with the stunning coastal areas of the Marina and seafront.

**ACCOMMODATION COMPRISING: RECEPTION HALLWAY, LOUNGE, SITTING ROOM, CONSERVATORY, UTILITY/LAUNDRY ROOM, OPEN PLAN FAMILY/DINING & KITCHEN AREA, PANTRY ROOM, HOME OFFICE/STUDY, BEDROOM 2/SITTING ROOM, CLOAKROOM; MID-LANDING BATHROOM & SHOWER: UPPER FLOOR: MASTER BEDROOM, 3 FURTHER BEDROOMS; LARGE FLOORED ATTIC SPACE. UPPER FLOOR EXTENSION - LARGE STUDIO**

## RECEPTION HALLWAY:

Enter into the property via the substantial main entrance door at the front of the property, into the welcoming Reception Hallway which has the original split-level staircase which leads to the upper floor levels. There is an under-stair storage area and a CH Radiator.

**LOUNGE:** Approx. 16'2 x 10'4. This is a lovely bright and spacious room, offering adaptable room use, and there is an original feature natural stone wall with a fireplace, wooden fire surround and open fire. Shelved alcove area. Original wall lights. Stripped floorboards. CH Radiator. From this room, open into what was the original Kitchen but which is now a Snug/second Sitting Room.

**SITTING ROOM:** Approx. 16'2 x 10'9. This room also offers adaptable room use and the exposed natural stone wall is continued in this room, where there is a wood burning stove set on a slate hearth with timber fire surround. In this room there are some base units with wooden worktop surfaces. Side-facing window with views of the garden. From here this leads into the Conservatory.



# Property Description

**CONSERVATORY:** Approx. 9'9 x 9'2. The Conservatory has double doors that lead out into the rear garden, there is a tiled floor and a CH Radiator ?

Also located off the Snug/Sitting Room is a large Utility/Laundry Room.

**UTILITY/LAUNDRY ROOM:** Approx. 17'1 x 7'10. A spacious laundry room, ideal for the larger family, fitted with a base unit and worktop incorporating a stainless steel sink. Plumbing and space for a washing machine and further kitchen appliances, tumble dryer, etc. Ample shelved and storage areas. Cupboard housing the Oil fired central heating boiler. There is also a door from here which leads out into the garden at the rear.

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From the main Reception Hallway there is access to the ground floor Bedroom/additions sitting room, and Cloakroom/WC.

**BEDROOM 2/SITTING ROOM:** Approx. 16'8 x 12'1. A useful ground floor double Bedroom, which is spacious and has a feature stone fireplace incorporating an open fire. There is a front-facing window. CH Radiator.

**CLOAKROOM/WC:** Approx. 5'8 x 4'8. Comprising a WC., and wash-hand basin and an extractor fan.

**HOME OFFICE/STUDY:** Approx. 9'10 x 8'11. This room offers adaptable room use, ideal as a Home office or study/craft, leisure room, with a tiled floor and a CH Radiator. From this room this then flows through into the large, contemporary open plan Dining/Family Room and Kitchen.

**OPEN PLAN DINING/FAMILY ROOM & KITCHEN:** Approx. 15'2 x 20'8. In this room there is a traditional family/dining area with ample space for dining and seating areas, there is a complete wall which has floor to ceiling windows which overlook the front of the property, a tiled floor and feature exposed natural stone walls and a feature wooden staircase that leads up to an Annex/additional Room. This area then flows through into the Kitchen area.

**KITCHEN:** Approx. 8'1 x 22'6. The spacious Kitchen area which is fitted with a modern range of base and wall mounted units, co-ordinating wooden worktop surfaces incorporating a Belfast style sink with a shower mixer tap. Stoves Range style Cooker with double oven, grill, warming plate and gas hob with an extractor hood. Integrated Dishwasher and ample space for an American style Fridge/Freezer. Built-in Larder cupboards.

From the Kitchen area there is access into a Pantry Room.

**PANTRY ROOM:** Approx. 4'6 x 8'6. This room is great addition to the Kitchen, with further space for kitchen appliances, a rear-facing window and feature exposed stone walls.

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From the Dining/Family/Kitchen there is access to an upper floor extension forming a large studio

**STUDIO:** Approx. 14'5 x 24'5. This spacious room offers adaptable room use, perhaps as a Studio or Office space, and has Velux roof windows which allow an open outlook around the surrounding countryside. The room is wood lined and also has feature exposed stone walls. CH Radiators. Built-in eaves storage space.



**UPPER FLOOR LEVELS:** A split-level staircase leads to the upper floors, and on the half-landing area there is access into a Shower Room and separate Bathroom.

**BATHROOM:** Approx. 7'11 x 6'7. A tiled bathroom with a wood lined ceiling, there is a bath, wash-hand basin and WC. CH Radiator incorporating towel rail. Side-facing window.

**SHOWER ROOM:** Approx. 6' x 7'3. Separate shower room, with a shower cubicle housing an Electric shower. Vanity unit incorporating a wash-hand basin. Side-facing window. Shelved linen cupboards. CH Radiator.

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On the upper floor landing area there is a CH Radiator and door leads into a wooden staircase that takes you up into the fully floored, large loft space that has electric light.

**MASTER BEDROOM:** Approx. 22'3 x 16'2. This is a particularly impressive "statement" room, with large front and two side-facing windows which overlook the garden and out towards the countryside beyond. There is ample space for bedroom furniture settings. Feature stone-built fireplace with wooden plinths incorporating an open fire. Fitted wall lights. CH Radiator.

**BEDROOM 5:** Approx. 8'11 x 10'9. Another good-sized Bedroom, with a front-facing window, ample space for bedroom furnishings. CH Radiator.

**BEDROOM 4:** Approx. 8'8 x 16'1. Spacious Bedroom, with a rear-facing window and ample space for bedroom furnishings. Shelved alcove area. CH Radiator.

**BEDROOM 3:** Approx. 13'11 x 14'3. Spacious double Bedroom, with a front-facing window, and built-in wardrobe with overhead storage cupboards. CH Radiator.

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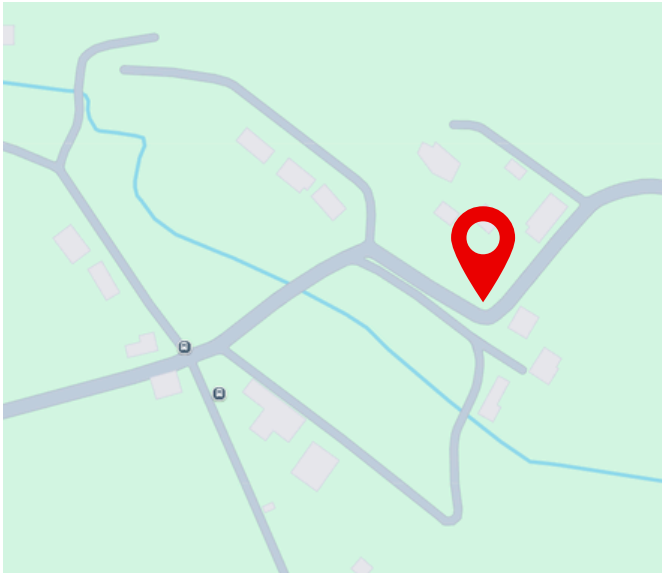
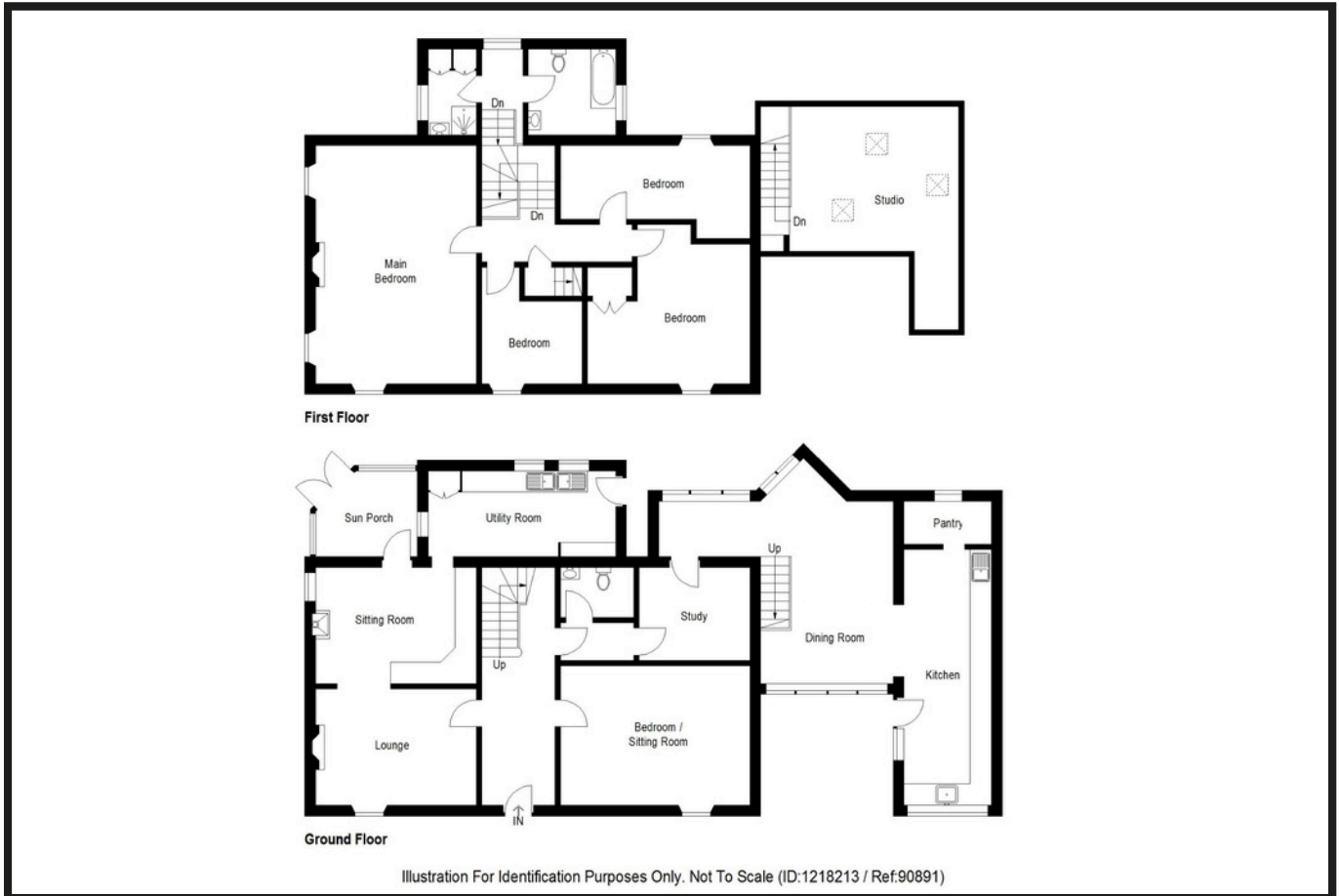
**GARDENS:** The property enjoys a slightly elevated aspect within generous, mature garden grounds. To the front there is a stone-chipped driveway where you can park several cars. There are established trees and shrubs. To the rear of the property wrought iron gates give access to a further car parking area, and that flows then onto the garden ground. There are side and rear areas of established garden, laid out in lawn areas, trees and bordered by hedging. The LPG Gas Tank is located here.

There is a timber/wooden Shed to the rear. Delightful Patio and seating area enjoying a sunny aspect.





# 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.

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