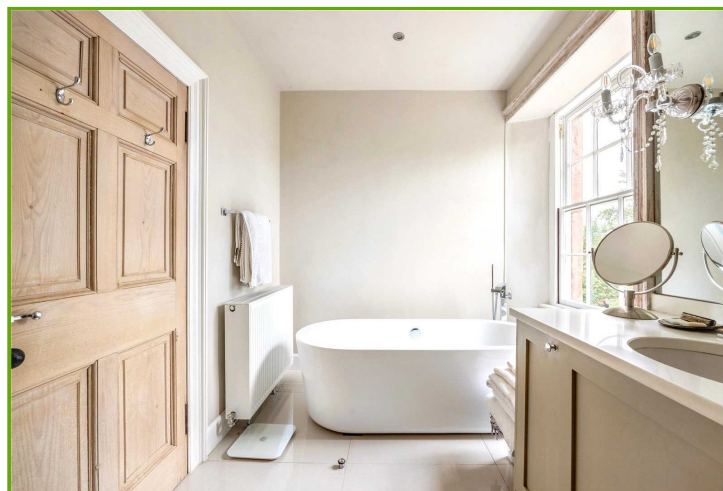
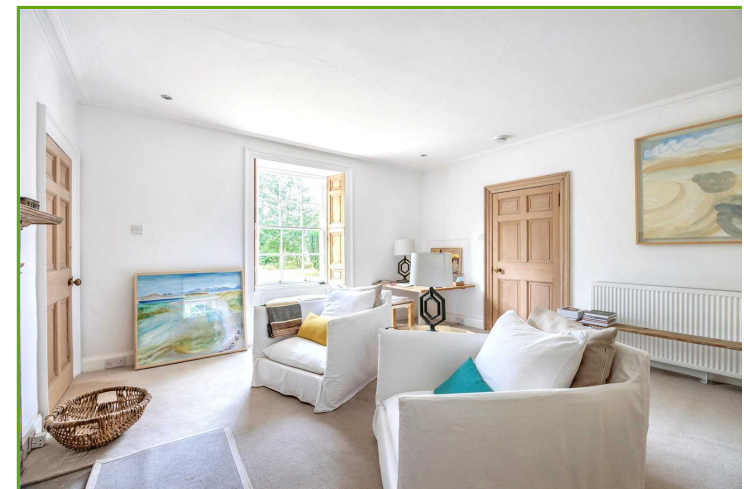
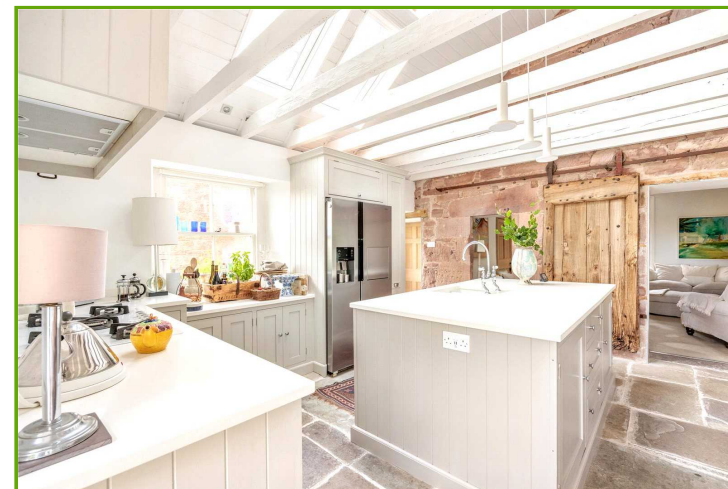




Lunan Bank Farmhouse, Lunan Bank,
Inverkeilor, Angus, DD11 4UR

Offers Over: £450,000



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Lunan Bank Farmhouse, Lunan Bank, Inverkeilor, Angus, DD11 4UR
Offers Over: £450,000 Tenure: Freehold

Council Tax Band: F
EPC Rating: D

Description

Steeped in history and believed to date from circa 1790, Lunan Bank Farmhouse is a unique B-Listed detached farmhouse set within a peaceful rural setting surrounded by open countryside and agricultural land.

The current owners deserve great credit for the thoughtful restoration and renovation of this special home. They have carefully retained its original character and charm while introducing modern comforts and a beautiful, contemporary interior, creating a home that feels both timeless and exceptionally comfortable.

Extending to approximately 200 sq m (2,150 sq ft) over two floors, the property offers generous and versatile accommodation, including spacious reception areas, a large kitchen, utility room, four bedrooms, bathroom, and additional studio/study spaces.

The combination of historic character, stylish presentation and its attractive rural setting makes this a rare opportunity to acquire a truly individual home, while remaining conveniently located for the amenities and services of nearby Arbroath.

Entrance Hall

The entrance hall provides a welcoming approach to the property from where all ground-floor accommodation is accessed. The hall also provides access to the staircase leading to the first floor.

Living area

A further spacious reception area provides flexibility for use as a formal dining room, family room or additional sitting area. The generous proportions allow the space to be adapted to suit the requirements of individual purchasers.

Kitchen

A generous and characterful farmhouse kitchen, combining traditional charm with modern practicality. The room is fitted with a range of floor and wall-mounted units, complemented by a large central kitchen island, creating an excellent space for both everyday family life and entertaining. Full of farmhouse character, the kitchen enjoys a warm and welcoming feel, with ample room for dining and relaxed family use, and direct access to the rear garden.

Utility Room

The utility room provides useful additional household facilities and storage, with space for laundry appliances and associated equipment.

Bedroom 3

A well-sized ground-floor bedroom providing flexible accommodation for guests, family members or those seeking single-level living.

Shower Room

A convenient shower room with shower enclosure, WC and wash hand basin. Positioned on the ground floor, this provides useful facilities for daily use.

Living Room

A generous and well-proportioned living room offering a versatile principal reception space. The room benefits from good natural light and ample space for a range of furniture arrangements, making it ideal for both everyday family living and entertaining.

Bedroom 4/Studio

A versatile fourth bedroom with adjoining studio space, offering excellent flexibility as a bedroom, home office, study, dressing room or creative workspace, depending on individual requirements.

Landing

Upstairs landing with access to two bedrooms and the bathroom.

Bathroom

A well-appointed family bathroom featuring a separate bath and shower enclosure, WC and a stylish double vanity unit with twin wash hand basins. The generous layout provides both practicality and comfort, complementing the character and quality of the rest of the home.

Bedroom 1

A spacious principal bedroom with generous floor area and good natural light. The room provides ample space for a large bed and bedroom furniture.

Bedroom 2

A further well-proportioned bedroom offering excellent accommodation for family members or guests. The room provides plenty of space for bedroom furniture.

External

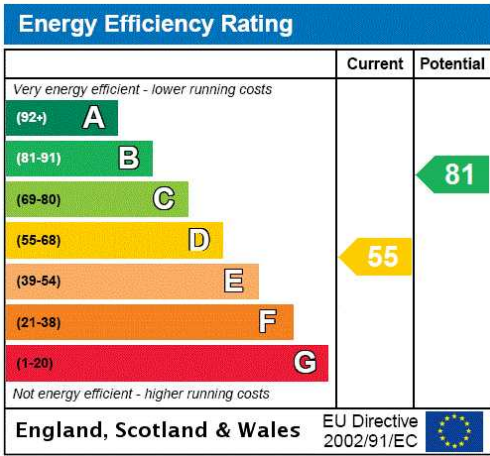
The property enjoys generous garden grounds that offer scope for a variety of uses, including outdoor seating, garden areas, parking and storage. There is also a separate outbuilding with variety of uses as additional living space, storage or garage. The detached nature of the farmhouse and its countryside position provide a sense of privacy and space.

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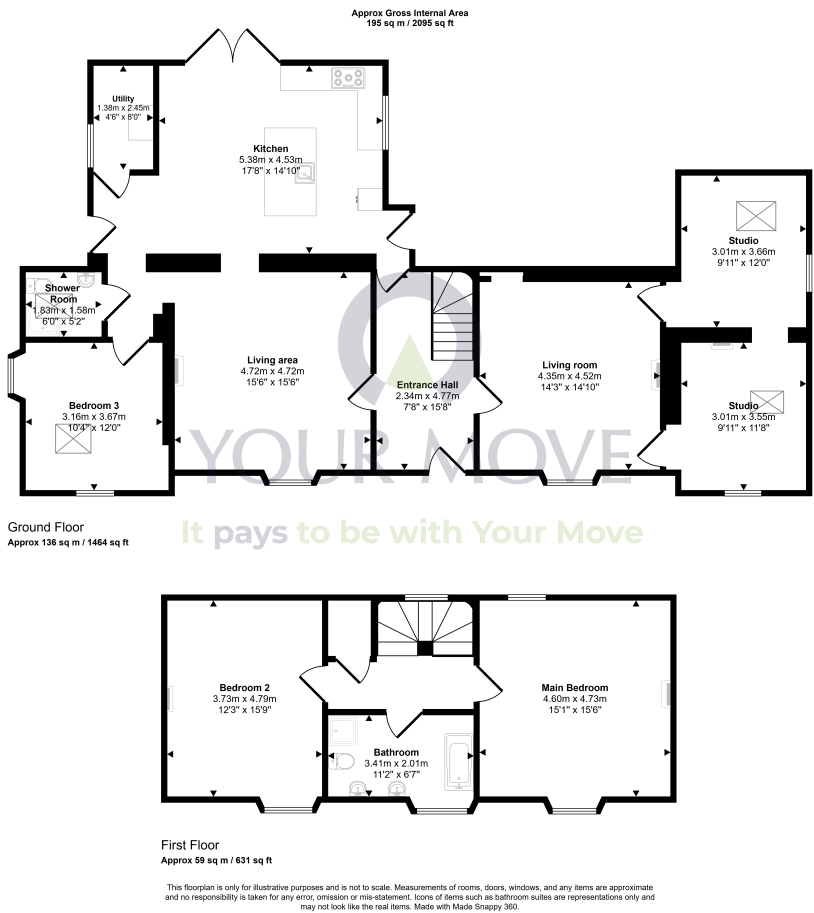
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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