



## The Bothy, Woodville Farm Cottages

| Arbroath | DD11 3RH

**Thorntons**   
*Let's get a move on!*









# The Bothy, Woodville Farm Cottages

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## Description

Single storey bungalow with mezzanine level situated within extensive garden grounds entered via electric gate. There is potential for both extension to the original property and upgrading to the derelict steading subject to relevant planning consents.







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The accommodation comprises: Open plan hall/dining room with ample space for dining table this in turn is open plan to a bright spacious lounge with both front and side facing windows, stairs leading to mezzanine level and access to kitchen, ample space for occasional furniture. Dining kitchen fitted with both wall mounted and base units, contrasting work surfaces and matching breakfast bar, stainless steel sink unit and drainer, plumbing for automatic washing machine and door giving access to rear porch. Rear porch with both front and side facing windows, door leading to garden with ample space for occasional furniture. Double bedroom located to the front of the property with window overlooking garden, fitted wardrobes and wash hand basin. Bathroom fitted with his and her sinks, WC and corner jacuzzi bath. Mezzanine level with spacious study and side facing window with views over garden.

Externally there is a sauna room, sitting room which gives access to a spacious games room with built-in bar, feature fireplace and doors leading to garden. There are mature well stocked spacious gardens to the side of the property and ample space for parking to the front.

Viewing is highly recommended.

EPC - F







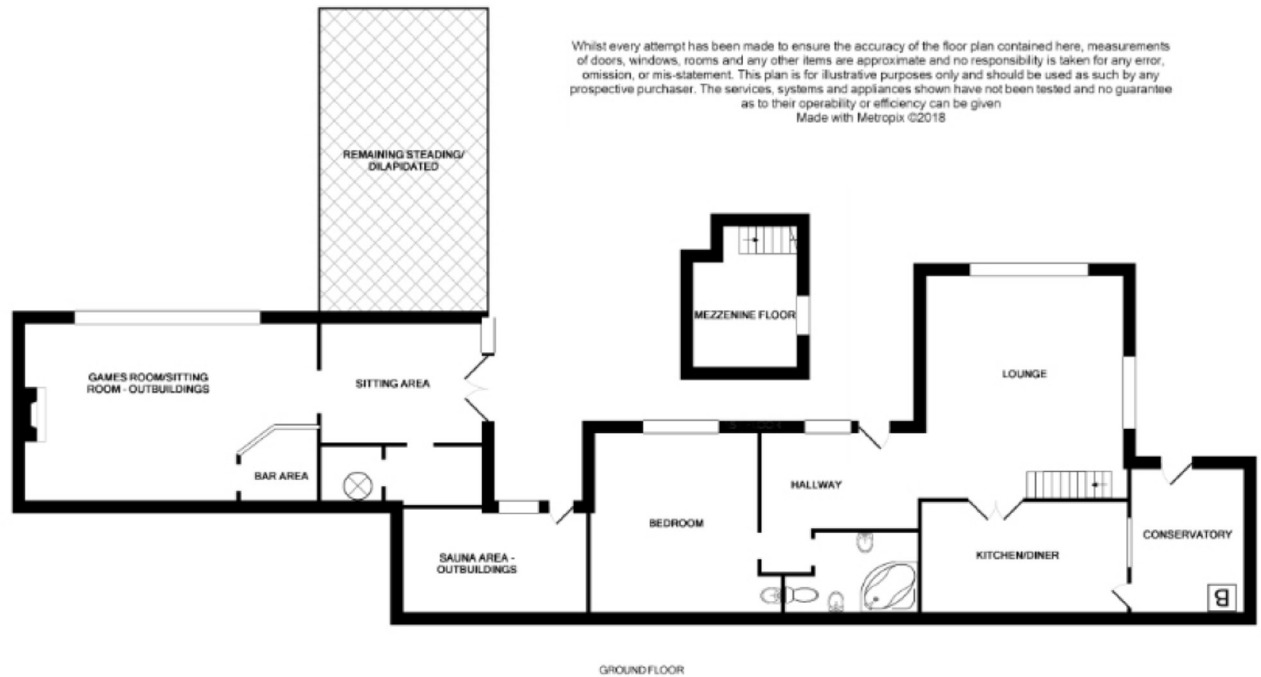








Lounge	20' x 16'11	6.10m x 5.16m
Dining Hallway	15'9 x 8'	4.80m x 2.44m
Dining Kitchen	14'1 x 11'11	4.29m x 3.63m
Rear Porch	11'6 x 9'10	3.51m x 3.00m
Bedroom	15'8 x 14'6	4.78m x 4.42m
Bathroom	9'1 x 7'2	2.77m x 2.18m
Mezzanine/Study	12'8 x 14'4	3.86m x 4.37m
External Sitting Room	15'5 x 12'2	4.70m x 3.71m
Games Room	29'8 x 19'8	9.04m x 5.99m



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