



Knowes Farm, Arbroath

Angus, DD11 3SA

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This spacious detached farmhouse is nestled in idyllic surroundings, just a 10-minute drive from coastal Arbroath. It offers exceptional comfort and convenience for families, featuring five bedrooms, ample storage, and multiple bathrooms and reception rooms. The well-presented home enjoys tasteful modern interiors with a sunny front aspect, complemented by generous gardens, potential business premises, and a wealth of private parking.

A bright porch and entrance hall (with storage) lead into two reception rooms and the kitchen. The elegant south-facing living room boasts a cosy living flame fire and garden access, while the formal dining room features built-in storage. The light-filled kitchen provides space for a more casual dining arrangement. It has a contemporary yet timeless Shaker-inspired design, seamlessly integrated with a double oven, an electric hob, a fridge, and a dishwasher. An adjoining utility room enhances practicality, serving as a discreet laundry space with storage, freestanding appliances, external access, and a connected shower room that provides a handy WC.

Features

- Tranquil rural setting, close to coastal Arbroath
- Spacious and versatile detached farmhouse with tasteful modern interiors
- Bright porch and entrance hall with storage
- South-facing living room with garden access
- Formal dining room with storage
- Sun-filled integrated kitchen with dining area
- Principal suite with storage and shower room
- Four further spacious bedrooms (three with storage)
- Family bathroom with bath and separate shower
- Ground-floor utility room with shower room and external access
- Attached workshop and two offices
- Generous low-maintenance gardens
- Large private driveway and detached double garage
- Oil-fired heating and double-glazing



“A spacious and versatile family home with an idyllic rural setting, close to coastal Arbroath and just 30 minutes’ drive from Dundee.”





The five comfortably carpeted bedrooms include one on the ground level with excellent bespoke storage, while three doubles and a single/study are found upstairs, accessible via a naturally lit landing with storage. Three of these bedrooms have fitted wardrobes, including the principal suite, which is complete with a shower room. This is stylishly tiled in the same fashion as the first-floor family bathroom, which features a bath and separate shower. Finally, there is oil-fired heating and full double glazing, and attached to the farmhouse (with separate external access) are a workshop and two offices, offering potential business premises or development opportunities, subject to consent.

Set in a peaceful off-road location with shared farm track access, the property is surrounded by well-maintained gardens with open farmland beyond. These low-maintenance outdoor spaces include large lawns and seating areas for enjoying the views. There is extensive private parking, which includes a detached double garage and a sizeable driveway.

Extras: The sale includes all fitted floor and window coverings, light fixtures, and all integrated/freestanding appliances.



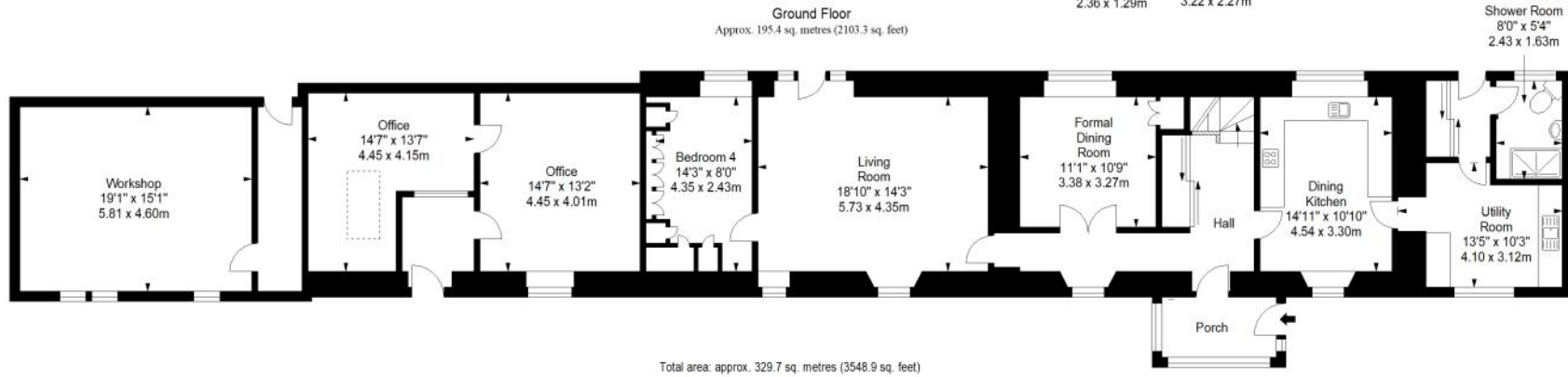
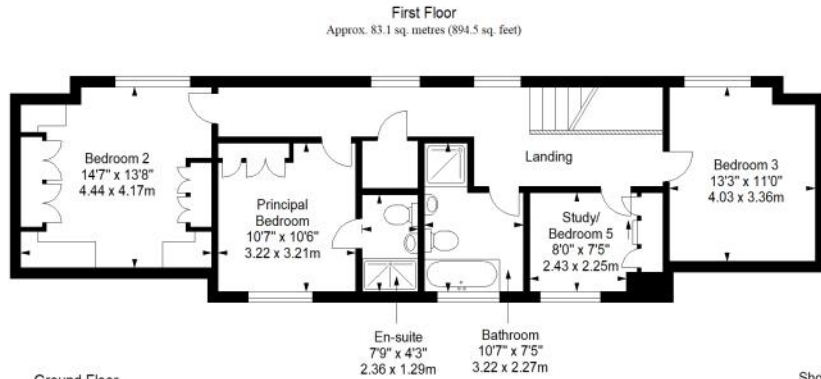
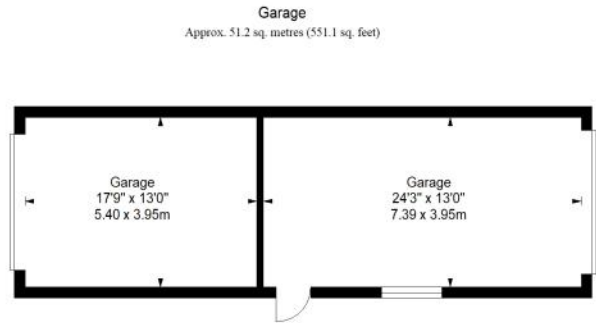


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Knowes Farm, Arbroath

Arbroath, Angus

Knowes Farm is situated just six miles inland from Arbroath. A former royal burgh and the largest town in Angus, the coastal town of Arbroath is home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and the Bell Rock Lighthouse, Britain's oldest offshore lighthouse. The town's rich history and picturesque setting make it an attractive location for both tourists and residents alike. A wealth of amenities can be found in Arbroath, from independent retailers, boutiques, coffee shops, cafes, hairdressers, barbers and beauty salons to High Street stores, family-friendly restaurants, takeaways, and bars, plus several large supermarkets. The town is also home to essentials such as a medical centre, pharmacies, dentists, and a Post Office. Lovers of the outdoors are spoilt for choice in Arbroath, with the picturesque seafront on the doorstep, as well as a number of scenic parks, including Victoria Park, with paths leading out to the cliffs, boasting stunning views over the North Sea and as far as The Bell Rock Lighthouse on the horizon. Golfers have a choice of two courses: Arbroath Golf Links and Letham Grange Golf Club. For those who prefer keeping fit indoors, there are several gyms in the town offering swimming facilities, fitness classes, well-stocked gyms and sports pitches. Schooling is well-catered for the town, with several primary schools and high schools, as well as Dundee and Angus College. Arbroath is very well connected to the rest of the county and further afield with its own train station, excellent bus links, and nearby major road links.

Floorplan





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