



STONEYFIELD ESTATE
DRUMBLADE, HUNTLY, ABERDEENSHIRE, AB54 6AN

**ABERDEEN
&
NORTHERN
ESTATES**





Huntly 5 miles



Inverurie 20 miles



Aberdeen 35 miles

STONEYFIELD ESTATE

A CHARACTERFUL AND EXTENSIVE FAMILY HOME SET IN ATTRACTIVE GARDEN GROUNDS COMPLETE WITH LARGE GENERAL PURPOSE SHED WITH STABLING FACILITIES, STEADING WITH DEVELOPMENT POTENTIAL, LAND AND WOODLAND EXTENDING TO 7HA (17 ACRES) OR THEREBY IN TOTAL

FOR SALE AS A WHOLE

OFFERS OVER £560,000



Viewing

By appointment with Mr and Mrs Phipps - **01466 700398** or Aberdeen & Northern Estates - **01467 623800**

Directions

From Huntly, take the A96 southeast for approximately 3 miles, turning left at the junction where signposted 'Thomastown'. Continue along this road for around 1 mile where, upon reaching crossroads, proceed straight ahead where signposted 'Troupesmill'. Continue on this road for around ¾ miles and Stoneyfield Estate is located on the right hand side. The exact location can be seen on the attached OS extract plan.

Situation

Stoneyfield Estate is a charming country property situated in a peaceful and picturesque setting on the outskirts of Huntly in Aberdeenshire. The property would be ideal for those looking for rural living in an accessible location as well as those with equestrian or smallholding interests.

The market town of Huntly (5 miles) provides a wide range of services and amenities including shops, supermarkets, healthcare, sports facilities and a mainline railway station. Primary education is found at the nearby Drumblade School (2 miles) with secondary education available at The Gordon Schools in Huntly. There are many excellent recreational and leisure opportunities in the area including walking routes, golf courses, fishing, game sports and country pursuits, castle and whisky trails, the Nordic Ski and Outdoor Centre in Huntly and skiing at The Lecht.

The City of Aberdeen (35 miles) provides a theatre, two universities and shopping facilities far surpassing most other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.

Stoneyfield Farmhouse

A stylish 4-bedroom dwelling, the original farmhouse has been substantially extended and renovated over the years to provide spacious, high quality family accommodation. On the ground floor, there is a large kitchen/diner with quality fitted units, 5 ring 'Rangemaster' cooker and useful utility area as well as an impressive lounge and dining room with two



feature fireplaces. All of the four double bedrooms are well-proportioned with two benefitting from en-suites. The first floor rooms are particularly spacious and offer flexible accommodation and generous storage. The internal layout is shown on the attached floor plan, but in summary the accommodation comprises:

Ground Floor

Porch, Hallway, Kitchen/Diner, Lounge/Dining Room, Shower Room, Store, W.C, Master Bedroom with en-suite shower room, Bedroom 2 with en-suite shower room

First Floor

Bedroom 3, Bedroom 4, Bathroom, Study, Floored Loft

The property benefits from double glazing throughout, oil fired central heating and a LPG gas tank which supplies the cooker and gas fires in the lounge/dining room.

Stoneyfield Farmhouse is set in attractive mature garden grounds which are mainly laid to lawn with mature trees, shrubbery and paved patio areas. Parking for several cars is provided to the rear of the property by a gravelled driveway.

Services

Mains Electricity, Private Water, Private Drainage, Telephone

Council Tax

Band E

Energy Performance Certificate

Band E

Home Report

Available to view at www.anestates.co.uk

General Purpose Shed

Approx. 24m x 18m

A large multi-purpose shed which provides ample stabling facilities for several horses as well as general storage. The shed is constructed of a steel portal frame with blockwork and ventilated box profile sheet sides, fibre cement sheet roof and a concrete floor. The shed is equipped with power and light.

Steading and development opportunity

A traditional U-shaped steading which is understood to have been granted full planning permission for three residential units and a business unit. The planning permission was granted in 2008 and further details can be found on the Aberdeenshire Council's website under reference: APP/2007/0555.

Land and woodland

Surrounding the farmhouse and outbuildings is approximately 7Ha (17 acres) of IACS registered land and woodland, as per the attached plan. The land includes two paddocks lying adjacent to the general purpose shed/stabling and a large area of pasture and mature woodland. There is also an attractive pond a short distance from the farmhouse.

Entry

By agreement.

Mineral Rights

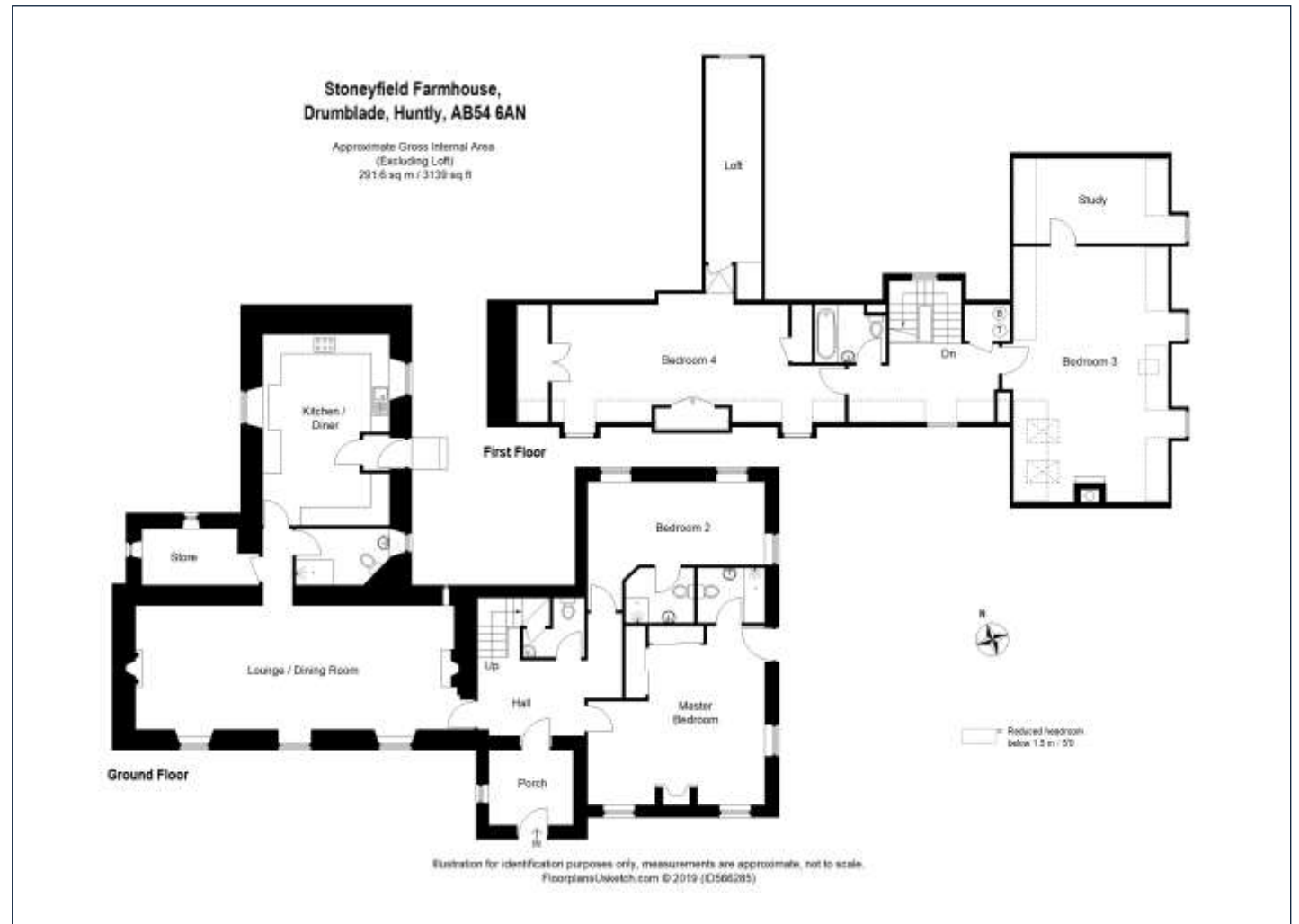
Mineral rights are included in the sale, insofar as they are owned.

Sporting Rights

Sporting rights are included in the sale, insofar as they are owned.

Local Authority

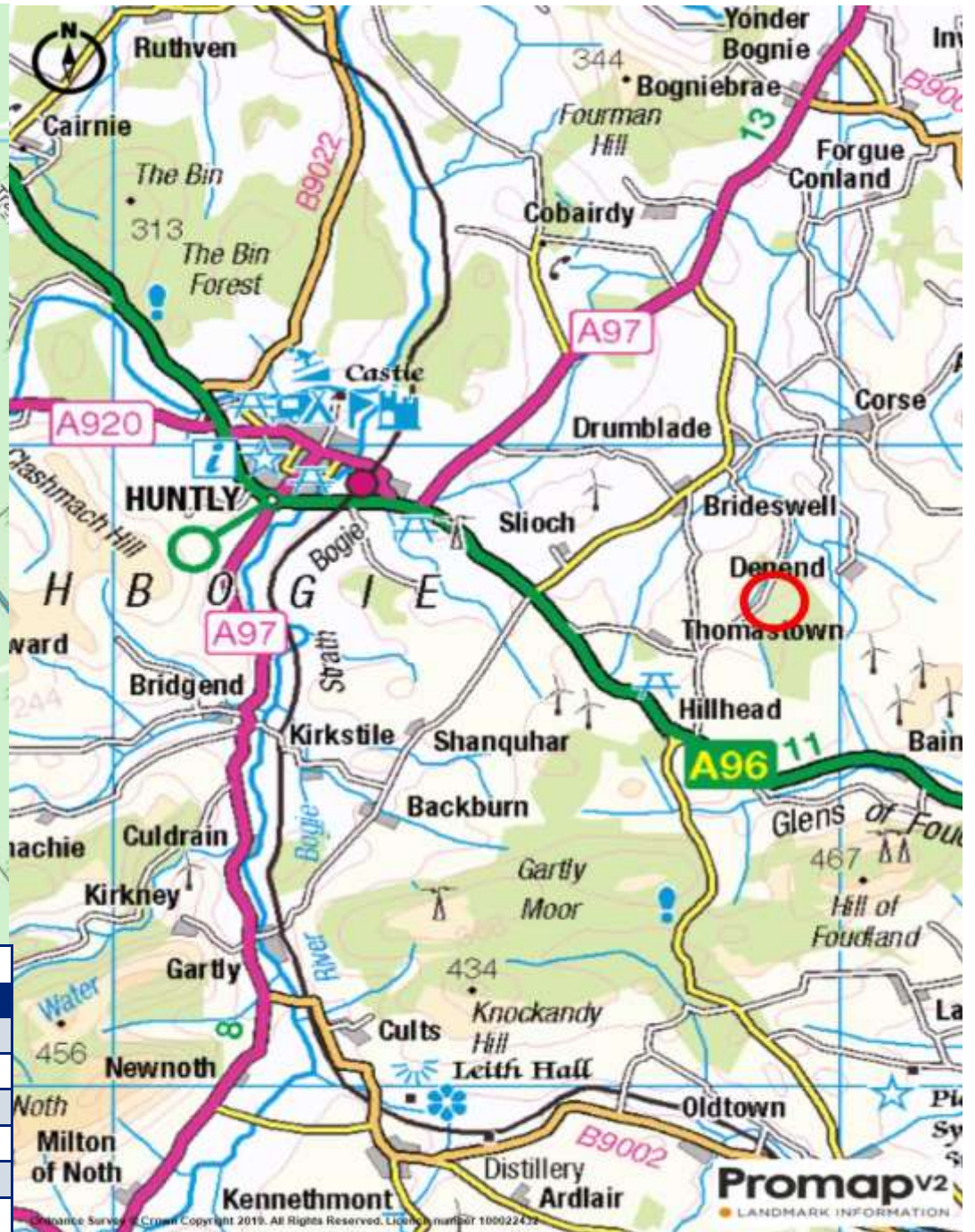
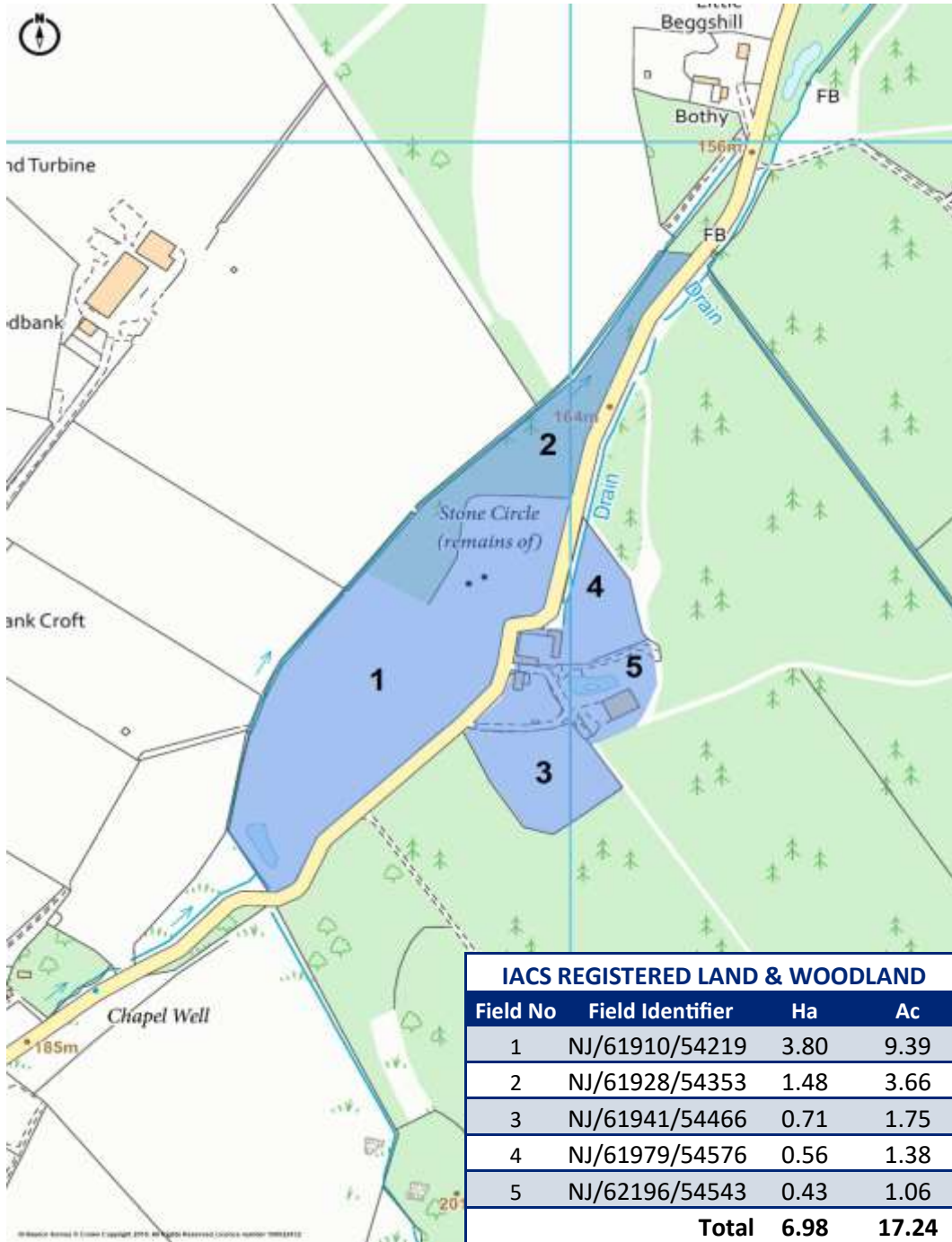
Aberdeenshire Council, 25 Gordon Street, Huntly, AB54 8AN
Tel: 03456 08 12 08



Note

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.





IMPORTANT NOTICE

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN ESTATES** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

Purchase Price

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed.

The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Apportionments

All outgoing shall be apportioned between the sellers and the buyer(s) as at the date of entry.

Obligations of Purchasers etc.

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

Title

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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