



# WEST WOODSIDE

---

BODDAM, PETERHEAD



“Charming smallholding with equestrian facilities and executive five-bed family home set in over 9 acres in an elevated rural position with a beautiful coastal backdrop, near the Buchan fishing town of **Peterhead**”





# West Woodside, Boddam, Peterhead, Aberdeenshire, AB42 3AD

For Sale as a whole:

**Offers Around £475,000**

## Property Highlights

- + Spacious family home comprising five bedrooms, generous living accommodation and panoramic views.
- + Variety of useful outbuildings including stable block with manège, livestock housing and ample storage.
- + 9.41 acres in all, including 2.75 acres of fenced paddocks and 2.86 acres of woodland replant.
- + Peaceful rural location near Peterhead, close to the A90 for easy commuting to Aberdeen.

## Location & Situation

West Woodside is nestled in a scenic and elevated setting looking out over the Buchan rural landscape and towards the North Sea. With a variety of purposeful outbuildings and grass paddocks, this property offers a superb change of lifestyle for its existing use as a smallholding and lots of flexibility for other rural lifestyle pursuits.

The property is located just 5 miles south-west of Peterhead, one of Europe's busiest fishing ports, where a range of facilities are available including Morrisons, Asda, Lidl and Aldi supermarkets, a large selection of retail outlets including Balmoor Retail Park as well as a host of trade counters, along with a great offering of food and drink establishments. Peterhead also offers many activities and points of interest including the famous Peterhead Prison Museum and the Arbuthnot Museum.

Close by is the scenic fishing village of Cruden Bay, located 5 miles south of the property on the spectacular Buchan coast. Here can be found a wide range of local services and the open vistas of Cruden Bay Beach, with the nearby majestic ruins of Slains Castle, inspiration of the famous 'Dracula' series and featuring in 'The Crown'.

The City of Aberdeen lies approximately 27 miles south, accessed via the A90 to Blackdog and onwards towards the city centre or the AWPR to Dyce. As well as a plethora of retail, hospitality and events offerings, Aberdeen provides connections nationwide and internationally via air, rail and road. The Aberdeen Western Peripheral Route (AWPR) allows easy connections to the A90 to Dundee and further afield. Aberdeen International Airport offers a range of national and international flight connections for domestic or business commuting.

## Distances

Peterhead 5 miles

Cruden Bay 5 miles

Fraserburgh 21 miles

Aberdeen 27 miles



# West Woodside

Gross Internal Floor Area - approx. 254 sq. m

what3words location: [///launched.keen.customers](https://launched.keen.customers)

## Accommodation

This bright, spacious and attractive property has been finished to a very high standard throughout, exquisitely detailed with luxurious oak finishings and neutral décor and flooring in every room. West Woodside has been occupied by the same family for several decades, with some of the original croft buildings still in use today.

Entering the property via the north entrance, you are stepping into the very spacious and useful utility room with dedicated boot and coat storage and WC. This leads into the well-appointed kitchen and the heart of the home, complete with large Rangemaster cooker with five-ring gas hob and extractor hood, Samsung American-style fridge-freezer, Bosch dishwasher, sea views at the sink and a generous dining area. Via a set of contemporary oak-framed glazed doors and a set of exquisite solid oak stairs is the bright and airy sitting room, complemented by vaulted ceiling, triple-aspect picture-frame windows and French doors out to the garden patio. Country, garden and coastal views can be enjoyed dawn to dusk.

The remainder of the ground floor boasts a further lounge with adjoining snug / office, executive master bedroom with walk-in wardrobe and shower en-suite and the main entrance hallway leading to the staircase to the first floor.

The first floor comprises three very large double bedrooms all boasting built-in storage and excellent views, family bathroom and modest small double / box room, currently utilised as a small study.

Externally, the property features generous and lush garden grounds with patio areas for relaxing and entertaining, overlooking the paddocks and beyond. With a south-easterly aspect, the patio areas make for ideal alfresco breakfast dining. The driveway and open areas surrounding the house provides ample parking for several vehicles along with purpose-built workshop and stone-built garage, useful storage buildings including converted and quirky rail carriage and greenhouse with adjoining covered garden lounge. Also included is a stone bothy which offers a flexible space for work or leisure and is double glazed.

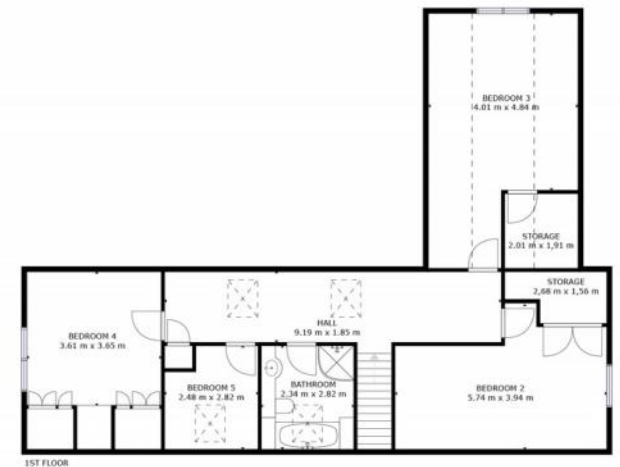
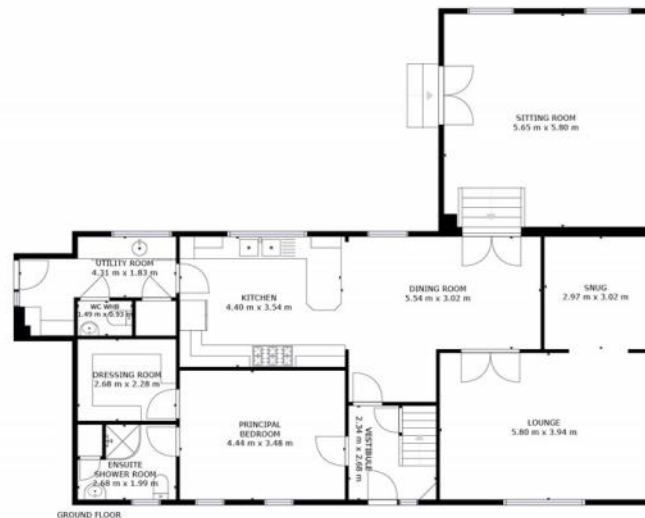
## Property Details

**Home Report:** Home Report is available on our website.

**EPC:** Band D **Council Tax:** Band C

**Windows & Doors:** uPVC double glazed

**Services:** Mains water and electricity. Oil central heating. Private drainage to septic tank.





## Outbuildings

West Woodside benefits from a range of useful outbuildings which complement the property's current use as a smallholding. Adjoining the 450sqm manège, the 135sqm purpose-built stable block of steel portal frame and timber construction provides comfortable accommodation for five horses along with dedicated tack room and useful covered external holding area. Adjoining the southern elevation of the stable block is a 50sqm covered storage shed with open sides, useful for implement, straw or hay storage. A modest timber frame building with store / farm office, purpose-built for lambing ewes provides 58sqm of flexible space. Both the stable block and sheep shed are fully equipped with piped water, taps, timed lighting and electrical outlets. A further two useful metal-clad buildings sit to the north-west of the yard providing 24sqm of additional storage space along with a further former rail carriage.



Exceptional equestrian opportunity or hobby farm



Excellent hacking available in the surrounding area



Land comprising 2.75ac grass and 2.86ac woodland replant with areas of rough grazing



Good fencing with ample gate accesses and water throughout

## Land

Providing 2.75ac or thereby of grass, West Woodside comprises 6no paddocks, excellently suited for grazing and producing hay. With ample gated access and tracks around the holding, livestock rotation is simplified.

Included is 2.86ac or thereby of land enveloping the property which is designated for replanting in woodland with the purchaser being obliged to fulfil the replant. The current owners have obtained quotations for the replant, of which information can be supplied if of interest.

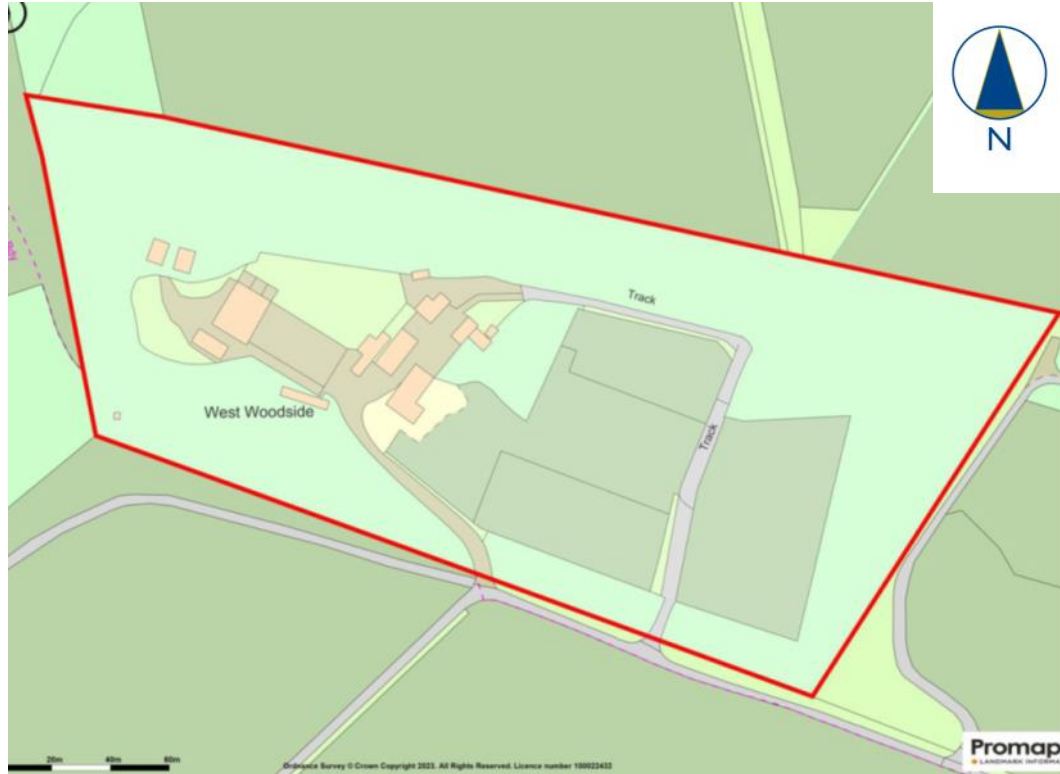
## Directions

From A90 south, pass Hatton village, after around 1.4 miles take a left for 'Gask 1½' and 'Longside 8'. Continue for approx. 1.5 miles, turning left signposted 'Longside 6'. Follow this road for 1 mile and turn right, indicated by our sale board. Follow this road for another 0.6 miles until you see the entrance to West Woodside on the left, indicated by an Aberdeen & Northern Estates sale board.

## Viewings

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm) or out of hours call Mr Ironside on 07889 681564.





# Property Details & Important Notices

**Local Authority:** Aberdeenshire Council, Buchan House, St Peter Street, Peterhead, AB42 1QF

**Entry:** By arrangement

**Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned.

**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.

**Anti Money Laundering Compliance:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

**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.

**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).



## Stipulations

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 Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

**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. **Apportionments:** All outgoings 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. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, 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.

**Date of publication:** August 2024. Photographs taken: Summer 2023 & July 2024.

**Viewing strictly by appointment**

**ABERDEEN  
&  
NORTHERN  
ESTATES**

To view this property or for further information,  
contact our agent:

**Andrew Beedie**

01467 623800

andrew.beedie@anmgroupp.co.uk



**ZOOPLA** **OnTheMarket** **rightmove**

**Aberdeen & Northern Estates Ltd**

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



**ABERDEEN  
&  
NORTHERN  
ESTATES**

*"Experienced, Independent, Local, Trusted since 1920."*