

For Sale



CONIECLEUGH FARM, CAIRNIE
HUNTLY, ABERDEENSHIRE, AB54 4SL

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

CONIECLEUGH FARM

CAIRNIE, HUNTLY, ABERDEENSHIRE, AB54 4SL

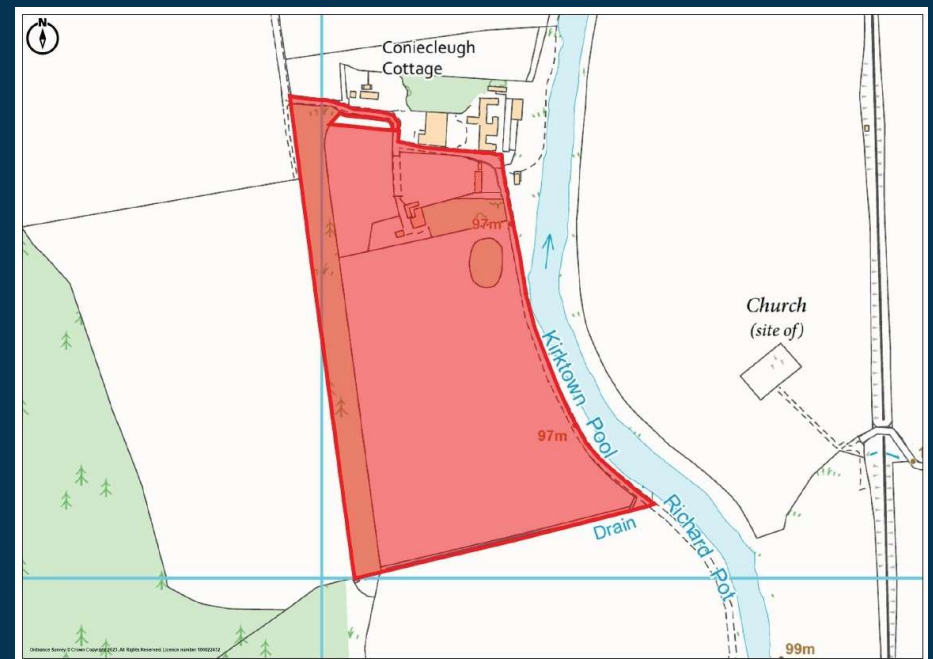
Huntly 4 miles, Inverurie 21 miles, Aberdeen 42 miles (Distances approx.)

A charming country house located in an enchanting location adjacent to the River Deveron. The property includes paddocks, a range of traditional out-buildings and two former farm cottages with scope for redevelopment creating the most fantastic lifestyle and business opportunity.

- Five/six bedroom farmhouse
- A pair of derelict former farm cottages
- 8.38 hectares (20.70 acres) in total
- Option to purchase additional arable and woodland

Freehold.
Council Tax Band: F
EPC Band: E

OFFERS OVER £695,000



DESCRIPTION

Coniecleugh is the most charming property set in a truly private location with beautiful views across the surrounding farmland and the River Deveron. The property feels spacious and remote whilst only being 4 miles from the centre of Huntly. The farm is approached via a long single-track driveway which is privately owned and only shared with a small number of neighbours. It is the most perfect lifestyle property with beautiful 5/6 bedroom farmhouse, a range of buildings affording potential for range of uses and a productive block of land all in view of the farmhouse. This idyllic location is a sanctuary for nature lovers with extensive native wildlife on the farm including, otters, heron, pine marten, wildcats, osprey, hares, deer and pheasants.

EXTERNAL

The house is set in extensive garden grounds which are mainly to the north and east and laid to lawn with interspersed trees. Boundary hedging and stone dykes add shelter and interest to the garden whilst there is a large gravel parking area to the south providing ample parking for several cars. The River walk along the privately owned track is extremely picturesque and peaceful. There is a fantastic range of traditional outbuildings to the rear of the house including: Workshop; Old laundry with original laundry sinks; Store; Tack room and Woodshed with feature fireplaces and affording scope for a variety of uses including home office, gym or ancillary guest accommodation. To the west of the farmhouse is an attractive double garage (6.34m x 6.14m) built of concrete blocks, timber clad under a slate roof with a concrete floor.

LAND

The sale includes approximately 0.69 hectares (1.70 acres) of woodland and two fields which extend to 6.69 hectares (16.53 acres) in total. Both fields are classified as Grade 3.2 and are currently sown to grass albeit that the larger field has been cropped in the past. The strips of woodland around the house provide wonderful amenity and shelter for the property whilst the fields are ideal for grazing of horses and other livestock especially as they are overlooked by the Farmhouse.



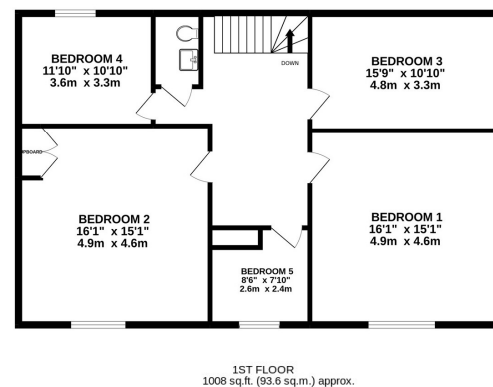
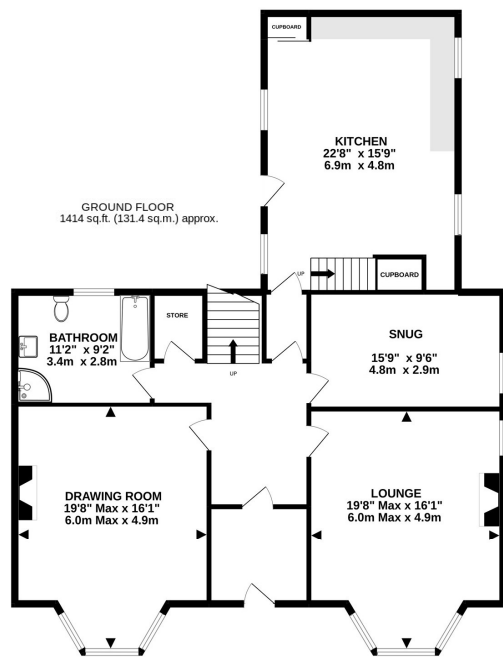
ACCOMMODATION

The farmhouse is a very attractive traditional stone built family house set in a magnificent south facing position, looking down toward the River Deveron. Far reaching views across the farmland are enjoyed from the front of the house and all the south facing rooms; because of its open aspect, the house benefits from a wonderfully light and bright atmosphere and provides adaptable family accommodation in well-proportioned rooms. The house could benefit from some modernisation but is has been well maintained by the current owners who have retained so many of the original features including the fireplaces, deep skirtings, ornate cornicing, and wood panelling. Most notably the oil fired central heating boiler and storage tank has been replaced in recent months.

The accommodation over two floor comprises:

Ground floor: spacious entrance hall; main hallway with access to all ground floor accommodation and sweeping staircase rising to first floor; drawing room with features including open fire with hardwood mantle, bay window with built in window seat, raised wainscotting, cornice and picture rail; Lounge/dining room with bay window, open fire with hardwood mantle and tile surround, ceiling cornice and picture rail; Study/snug with solid fuel stove and picture rail, Bathroom with feature rolltop bath, wc, wash hand basin and shower; Store cupboard/larder; Kitchen with Rayburn Royal, modern floor and wall units including central island unit, two ovens, integrated fridge and 4 hob gas stove; cupboard housing new oil central heating boiler, door to courtyard. 2 understairs cupboards; Stairs from kitchen to: Office/bedroom/playroom with lots of light via velux windows to the east and west.

First floor: Spacious landing; Master bedroom with views to south and east; Bedroom 2 with views to south; Bedroom 3 with views to east; Bedroom 4 looking over rear courtyard; Bedroom 5/nursery with wonderful views across the Deveron; Cloakroom with wash hand basin and WC. In total the property extends to approximately 273sq.m (See floor plans for room layout and dimensions).



TOTAL FLOOR AREA : 2939sq.ft. (273.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COTTAGES

Situated to the east of the farmhouse, looking out towards the river is a pair of semi-detached traditionally built former farm cottages. These buildings require complete renovation and perspective purchasers are advised not to access the buildings whilst viewing. With such an idyllic location the cottages offer fantastic potential to create one or two houses or holiday homes (subject to obtaining the necessary planning permission).

LOCATION

Coniecleugh really is a hidden gem, located at the end of a mile long track taken from the B9022 Huntly to Portsoy country road. This idyllic location is only 4 miles from Huntly which benefits from a good range of shops, cafes, restaurants, hospital, and leisure facilities. The town has both primary and secondary state schools whilst a range of private schools are available in Aberdeen which is approximately 42 miles to the south.

Huntly has a population of around 4460 (2004 census) and is renowned for its history being the home of the Gordon Highlanders regiment. The ruins of Huntly Castle, was the majestic home to one of the county's most prominent Catholic's, the Earls of Huntly.

With a long history of prestige, the castle provided shelter to important figures including Robert the Bruce. Enhancing the area's rich past is Leith Hall. Just a short drive from the town, the manor house sits within its own substantial acre estate lined with beautiful gardens creating an air of tranquillity and freedom not far from the city. The local attractions of Glendronach Distillery and the Huntly Falconry centre are also located nearby.

Coniecleugh itself is steeped in history being the home of Major Walter Aitchison. The property is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in rural Aberdeenshire renowned for its unspoilt beauty. With the City of Aberdeen which has its own airport is within commuting distance this an ideal location for those wishing for a work and lifestyle balance.

DIRECTIONS

Travel north on the A96 from Huntly for approximately 1 mile before turning right on to the B9022 at the signpost for Portsoy. Continue through the forest for approximately 2 miles before turning right on to the farm road at the signpost for Coniecleugh. Follow the drive for approximately 1 mile before reaching the Farmhouse.



WHAT3WORDS

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SERVICES

The farmhouse benefits from a private water supply, with UV filter installed, mains electricity, oil fired central heating and private drainage to a septic tank. These services have not been tested and therefore there is no warranty from the agents. The water quality has recently been tested and the pass results can be provided upon request from the Selling Agent.

FIXTURES & FITTINGS

Any curtains and carpets within the house will be included within the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP

Tel. 01573 224381

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.



AUTHORITIES

Aberdeenshire Council
Gordon House
Blackhall Road
Inverurie
AB51 3WB

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include:

- A share in the cost of erecting and maintaining mutual boundary fences.
- A share in the cost of repair and maintenance of the track on a user basis.
- The farmhouse has its own septic tank located within the garden ground to the rear and is fully liable for future repair and maintenance costs. The cottages are likely to require a new sewage disposal system.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.





IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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