

WEST THUNDERTON STEADING

LONGSIDE, PETERHEAD





“An immaculate steading conversion - with scope to increase its accommodation - including gardens, a versatile bothy, grass paddocks and an excellent workshop with floored mezzanine”



West Thunderton Steading, Longside, Peterhead, AB42 3LD

For Sale as a whole:

Offers Over £360,000

Property Highlights

- + Beautifully presented family home comprising two bedrooms with potential to extend to five bedrooms
- + Large high-eave workshop fitted with hydraulic car ramps, three-phase power and useful mezzanine
- + Extensive garden grounds and paddocks extending to around 4 acres in total, with a pond
- + Peaceful, idyllic rural location between Longside and Peterhead surrounded by farmland

Location & Situation

West Thunderton Steading is situated in a peaceful and private rural setting looking out over the rolling agricultural landscape of Buchan in North-Eastern Aberdeenshire, yet is easily accessible and close to services and amenities nearby.

Around 5 miles west lies the ever-expanding village of Mintlaw, where you can find primary and secondary education as well as a wider variety of shops and local services. Aden Country Park is located here, a popular attraction with scenic walking paths, the Aberdeenshire Farming Museum, café and outdoor events throughout the year. You can join the 53 mile Formartine and Buchan Way nearby, which is popular with walkers, cyclists and as an equestrian route.

Just 4 miles east of the property lies Peterhead, Scotland's most easterly town and one of Europe's busiest fishing ports. 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.

The coastline both north and south of Peterhead offers a plethora of leisure opportunities, including plentiful walking and fantastic golf courses. Sandy beaches, including Ugie and Scotstown Beach, stretch north for miles up to the lighthouse at Rattray Head. South of Peterhead, high cliffs and puffins can be found at the Bullers of Buchan, with Slains Castle located just beyond, inspiration of the famous 'Dracula' series and featuring in 'The Crown'.

The City of Aberdeen lies approximately 29 miles south and has 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

Longside 3 miles

Peterhead 4 miles

Mintlaw 6 miles

Aberdeen 29 miles



West Thunderton Steading

Gross Internal Floor Area - approx. 139 sq.m / garage 121sq.m (conversion could almost double house floor area)

what3words location: ///forecast. lifestyle.goods

Accommodation

The converted traditional stone steading at West Thunderton comprises modern and spacious two-bedroom accommodation in pleasant rural surroundings, with great potential for adding to the accommodation, comprising a superb rural package.

The main entrance to the property is located in the well-appointed courtyard, finished in decorative aggregate, lawn and paving with access to the garage and bothy building. As the steading is entered, you come straight into the spacious and airy hallway with the staircase to the first floor set back. The modern dining kitchen is well-appointed and provides plentiful space for cooking and family dining. Down the hallway are the luxurious downstairs bathroom with modern bath and walk-in shower, spacious utility room with back door and the oil-fired boiler. At the end of the hallway towards the northern end of the steading, you walk through the double set of oak framed glazed doors into the spacious yet cozy lounge, finished with a woodburning stove and french doors into the garden and outdoor seating area.

On the first floor of the steading are the bright, south-facing master bedroom with a Juliette balcony, as well as a double bedroom and shower room. The western wing of the steading offers great potential to be converted into a large open-plan kitchen and dining area with additional bedrooms at first floor level. This could provide up to four bedrooms in total or five if the current kitchen is removed and converted.

The property has the potential to become a luxurious and generously proportioned five bedroomed family home, or would be suited to multi-generational living. Whilst local authority consents have not been explored by the owners for the conversions, indicative layouts can be provided to give an idea of the future use of the space.

Across the courtyard from the house lies a versatile bothy. The ground floor of the bothy consists of kitchen and a bright and airy reception room with woodburning stove, adjoining shower room and storage. A set of stairs takes you to the first floor attic / storage room. Opportunities for the bothy are endless, be it as a work space, work-from-home business, holiday let or family annexe, subject to gaining necessary local authority consents.

Workshop

The steel portal frame workshop benefits from high eaves (suitable for machinery and HGV's), three-phase power, mezzanine floor and hydraulic car ramp. The workshop provides an excellent and versatile space for additional storage as well as work space for the budding mechanic. With some minor reconfigurations, part of the building could be converted into stables for equine purposes.

Outside

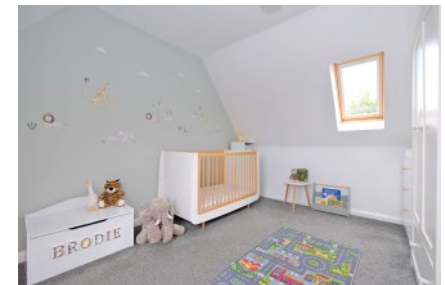
Lush landscaped garden areas surround the property with ample space for children and pets to roam around, with pleasant seating areas for summer alfresco dining and BBQ's.

Property Details

Home Report: Home Report available online. **EPC:** Band C. **Council Tax:** Band D.

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

Included in Sale: House - all floor coverings, blinds, curtains, light fittings and shades. Workshop - lathe, milling machine, car ramps, fixed shelving and benches. Stick shed with firewood.





Land

The land at West Thunderton comprises of approximately 4 acres of ground to the south of the steading complex. The land is currently utilised for equestrian grazing and is classed as grade 3(2) by the James Hutton Institute. The land comprises of two paddocks with field shelter and a pond in the south-west corner with a small wooden jetty.

The land is stockproof, with the land being bordered by a tall hedge along its eastern boundary as well as post and wire fencing. The land has the potential to be utilised for recreational or for small-scale agricultural purposes, with great potential for use by a budding horticulturalist.

Whilst requiring work and maintenance, the pond provides a fantastic opportunity for those with a nature/wildlife interest or suited for those looking to keep poultry and waterfowl.

Directions

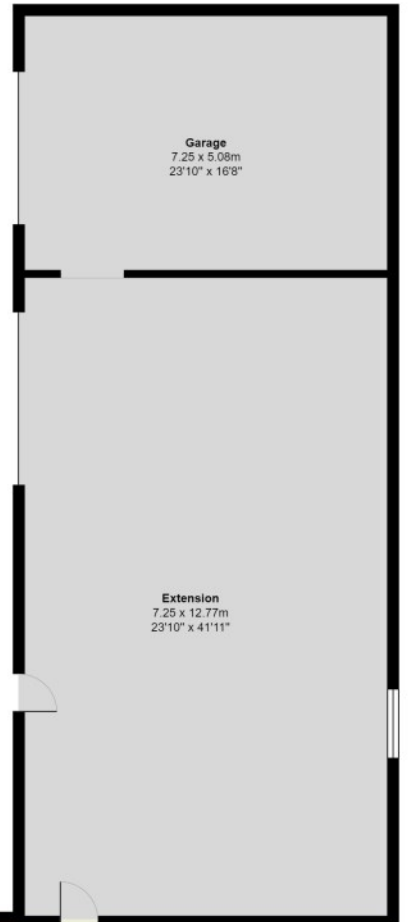
From Peterhead, take the A950 road west from the Howe o' Buchan bypass on the A90 Peterhead bypass, following signs for Mintlaw. Just over 1½ miles after passing through the roundabout, turn left at the junction onto the road signposted 'Stockbridge' and 'Kinmundy'. After ½ a mile, the track for West Thunderton is on the right-hand side, as indicated by the Aberdeen & Northern Estates 'for sale' board.

Viewings

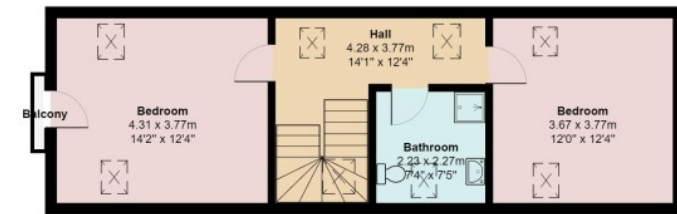
Video tour available online.

To arrange a formal viewing contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm).





House (Ground Floor) - 94 sq.m
Garage & Extension - 121 sq.m



House (First Floor) - 45 sq.m

Property Details & Important Notices

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

Entry: By mutual 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.

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Viewing strictly by appointment only

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

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