

# UPPER THORNEYBANK FARMHOUSE, BUILDINGS & LAND

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## ROTHIENORMAN





"An **impressive and extended five-bedroom farmhouse** in excellent walk-in condition, along with spacious garden, **range of useful outbuildings** and **land** options, situated in a convenient roadside location near **Rothienorman in rural Aberdeenshire.**"



# Upper Thorneybank Farmhouse, Rothienorman, Inverurie, Aberdeenshire, AB51 8XT

For Sale as a whole:

**Offers Over £570,000**

## Property Highlights

- + Large and immaculately presented farmhouse, comprising five bedrooms and four bathrooms.
- + Range of versatile farm buildings, providing plentiful storage space and excellent potential.
- + Up to 6.5 acres or thereby of adjacent land available by separate negotiation.
- + Rural roadside location in central Aberdeenshire, near the village of Rothienorman.

## Location & Situation

For those looking for modern and comfortable family living with space and potential for equine or business use, in a rural setting in central Aberdeenshire, enjoying good road links, Upper Thorneybank is the perfect property for you.

Upper Thorneybank is situated on the south side of the B9001 road linking the nearby village of Rothienorman to the south-east and the area of Forgue to the north-west. Rothienorman, the nearest village 4 miles away, hosts a variety of amenities including local shop, village hall, garage, Rothie Inn and recreational park with sport pitches. The nearest hamlet to Upper Thorneybank is Auchterless (2 miles) to the north-east, where the local church and primary school are available.

The nearest town is Turriff, a historic market town only 7 miles in distance. Extensive facilities are found here, including supermarket, various hospitality and leisure venues as well as secondary education at Turriff Academy. The Turriff Show is Scotland's largest two-day agricultural event, attracting thousands of visitors to celebrate farming, food, crafts and rural life with livestock parades, trade stands and family entertainment at the Haughs in Turriff each August. Further afield and 14 miles to the south lies the thriving market town of Inverurie, featuring a vibrant town centre full of independent shops, cafés, and restaurants, as

well as further services and amenities, including several supermarkets and a train station.

The local and wider areas play host to a variety of attractions. Just next door to the property lies Thorneybank Farm Shop, selling a variety of fresh local produce. In terms of recreational opportunities, the scenic river valleys of both the Ythan to the south-east beyond Fyvie and the Deveron to the west of Turriff offer the perfect places to go for local dog walking, exploring or fishing. The historic Fyvie Castle and gardens, under the ownership of the National Trust for Scotland, is found just 7 miles to the east. Further afield, the coastlines to the north and east offer a variety of sights including high cliffs and castles, as well as numerous small, quaint fishing villages. Going inland, the high hills of Moray, Donside and Deeside, as well as the Cairngorm National Park beyond, offer ample hillwalking and skiing opportunities as well as scenic attractions lower down in the glens.

The City of Aberdeen lies approximately 30 miles to the south-east and has a plethora of retail, hospitality and event offerings befitting of the Energy Capital of Europe. Transport connections nationwide and internationally via air, rail and road can be found from here, including the Aberdeen Western Peripheral Route (AWPR), which allows easy connections to the A90 to Dundee, Edinburgh and further afield. Aberdeen International Airport offers a range of national and international flight connections for domestic or business commuting.

## Distances

Auchterless 2 miles

Rothienorman 4 miles

Turriff 7 miles

Inverurie 14 miles

Aberdeen 30 miles



# Upper Thorneybank Farmhouse

Gross Internal Floor Area - approx. 290 sq.m

what3words location: [///Explained.debate.tilting](https://www.what3words.com/exp/Explained/Debate/Tilting)

## Accommodation

The traditional stone-and-slate dwelling at Upper Thorneybank comprises a farmhouse that has been extensively extended and renovated over recent years, presenting a spacious and charming family home.

Entering the house from the side door from the large tarmacked parking area, you enter the spacious, tiled hallway with modern WC and large storage cupboard to the right, offering the perfect space to store coats and boots. From the hallway, you enter the bright, modern and extensive kitchen and adjoining sun room area, featuring as the heart of the country home. The kitchen features a large traditional Aga cooker, oak laminate worktops, tiled floors and walls and kitchen island, as well as ample cooking and storage space. The sun room area offers a fantastic space to unwind, benefitting from an extensive south-facing aspect through triple glazed windows across the garden area to the scenic farmland beyond.

Leading off from the kitchen area takes you into the versatile and well-apportioned utility area, featuring electric oven, sink and plentiful storage space as well as room for additional kitchen and home appliances. A private office room leads off from the utility area as well as a useful wet room with high quality floor and wood tiles as well as walk-in shower. A further door leads out to the car port area and direct access to outbuildings.

On the opposite side of the kitchen leads into the central hallway of the house with staircase and front door. On the left lies the cosy sitting room with wood burner, while on the right you find the large living room with recently replaced bay windows, a perfect, family space for dining and entertaining. A separate door leads back into the sun room.

Taking the split staircase up to the first floor, the left staircase takes you up to two bright, south-facing bedrooms in addition to a smaller bedroom with rear-facing Velux window immediately on the right. The right-hand staircase takes you along a further carpeted hallway: immediately on the left, you find the modern tiled bathroom with three-piece suite, featuring bath and walk-in shower. Adjacent to the bathroom lies a fourth large bedroom with walk-in wardrobe, next to which lies an open dressing room area and adjoining spacious master bedroom, including a store room with plumbing installed to convert into an en-suite shower room. Adjoining this bedroom lies a compact nursery bedroom.

## Outside

Externally, the property benefits from being bordered on it's south, east and west sides by an extensive landscaped garden area. The garden is predominantly laid to lawn, with a handful of young broadleaves growing close to the front of the house and a small walled area directly next to the house and a small gravel area. The large garden offers fantastic potential for a budding gardener and offers an excellent space to entertain and relax on warm summer days. To the north of the house lies an extensive tarmac parking area.



# Upper Thorneybank

what3words location: ///explained.debate.tilting



## Buildings & Yard Area

Upper Thorneybank is served by a range of useful farm buildings located directly north of the farmhouse, in a compact configuration with four of the five buildings adjoining one another. The buildings extend to a total Gross Internal Floor Area of approximately 833 square metres.

The buildings include a traditional stone and slate byre adjoining the rear gable end of the house beyond the car port, concrete block workshop, traditional livestock building and large general purpose store/cattle court. Separate from and to the north of the stone byre lies a steel framed barn next to a large gravel hardstanding yard area.

The buildings are versatile and offer opportunities for a wide range of purposes including equine use, business premises or general storage. They are serviced with 3-phase electricity and a private water supply. The buildings are in good condition, proportionate to age and use.

The buildings may also lend themselves to redevelopment for a variety of purposes, subject to local authority consent whilst the yard area also provides ample space for further development.

The entire subjects, including the farmhouse and garden area, buildings and yard area extends to approximately 1.7 acres.

## Land

There is also the opportunity to include additional land with this property, subject to agreement with the vendor. The additional land available includes; 4.1 acres or thereby adjacent, and to the north-west of the farmhouse and buildings, as well as a 2.4 acre or thereby paddock to the east, across the road. Either, or both of these land parcels can be included by agreement with the sellers.

## Property Details

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

**Services:** Mains water and electricity. Oil central heating with underfloor heating to majority of ground floor. Private drainage to septic tank.

## Directions

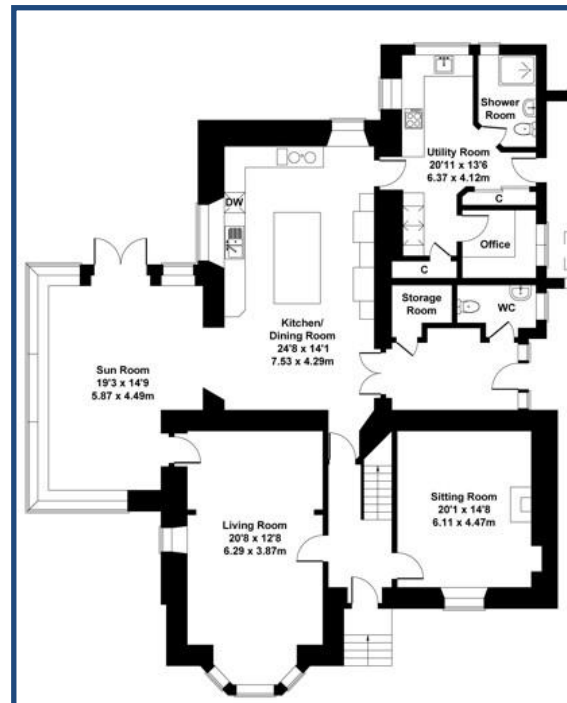
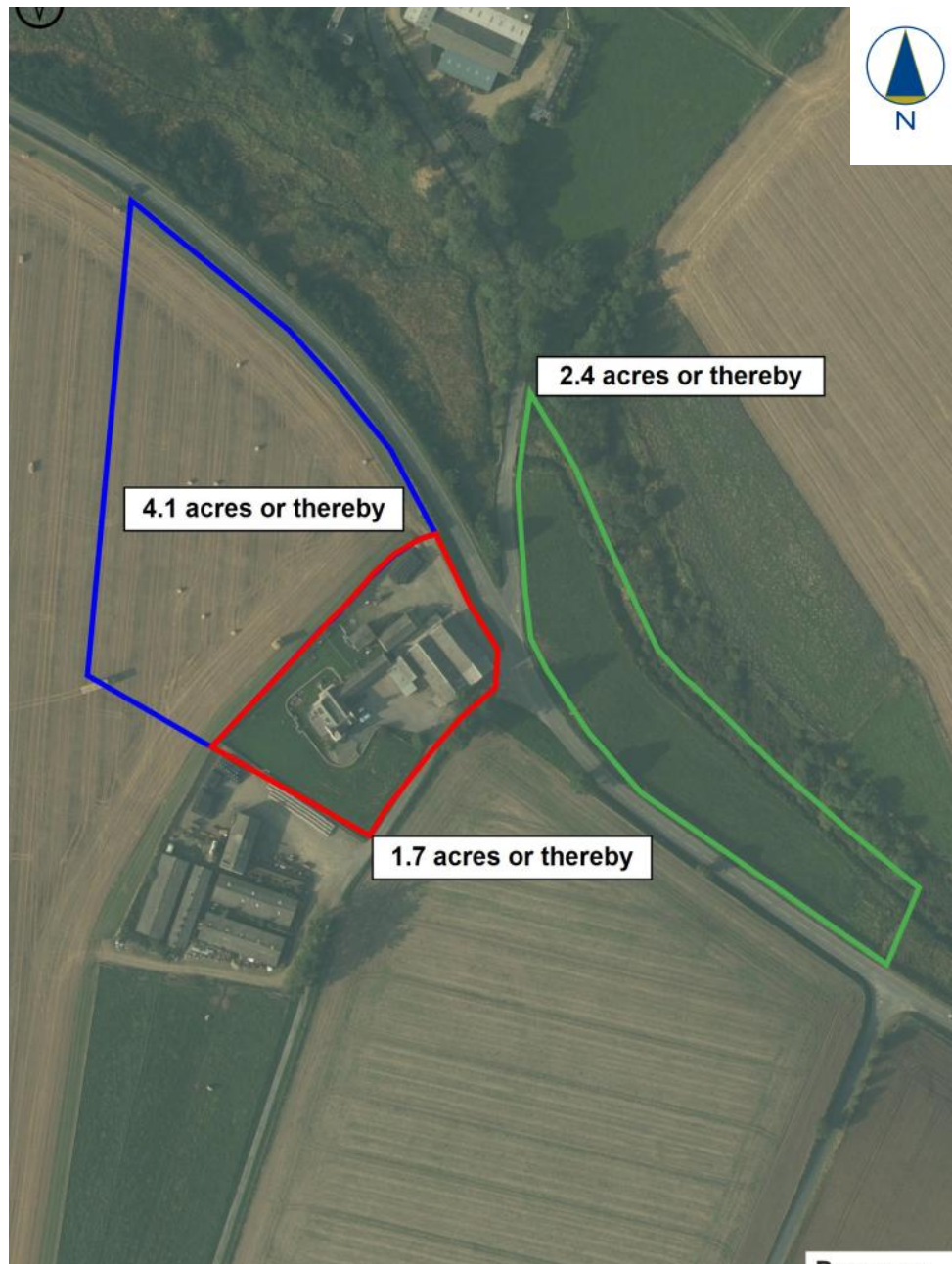
From the south, take the B9001 road north from Inverurie, passing through Rothienorman. Continue on this road for just over 3.5 miles, passing the crossroads with the B992 road, until you reach Thorneybank Farm Shop. Take the second left after the farm shop, beyond an unclassified public road signposted for 'Logie Newton', 'Fisherford' and 'Wells of Ythan'. The property also has a 'for sale' sign, to aid locating.

## Viewings

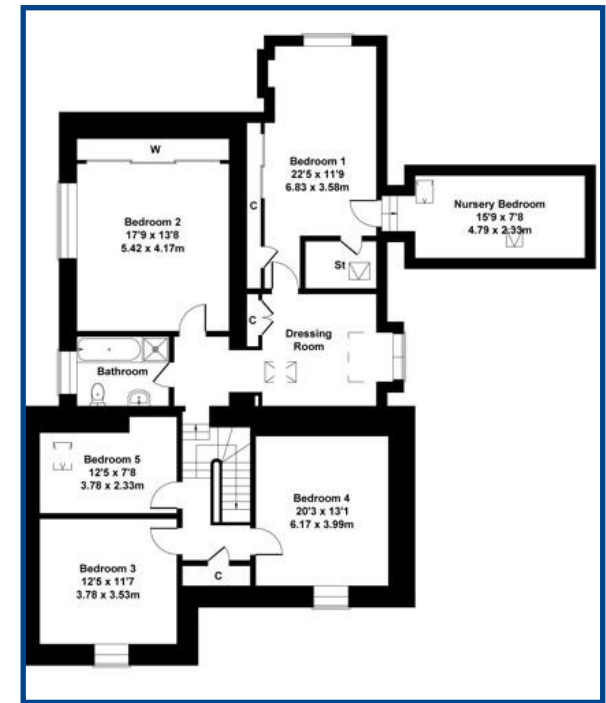
Video tour available online - [www.anestates.co.uk](http://www.anestates.co.uk)

To arrange a formal viewing please contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm). Alternatively please contact the sellers, Mr and Mrs Farquharson on 07990 514339.





House (Ground Floor) - 159 sq.m



House (First Floor) - 131 sq.m



# Property Details & Important Notices

**Local Authority:** Aberdeenshire Council, Woodhill House , Westburn Road, Aberdeen, AB16 5GB.

**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



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

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