



A SUBSTANTIAL TRADITIONAL FARMHOUSE IN A BEAUTIFUL RURAL POSITION

BOGAIRDY HOUSE, GARTLY, BY HUNTLY, ABERDEENSHIRE, AB54 4SB

savills

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Summary

Entrance hallway ♦ drawing room ♦ dining room ♦ family / tv room ♦ farmhouse kitchen ♦ utility room / cellar ♦ spa (inc. sauna, steam room and hot tub)

4 bedrooms (master with dressing room and en suite bathroom) ♦ shower room / 2 further wcs ♦ office ♦ snug with open fireplace ♦ studio / bedroom 5 (with en suite wc) playroom / bedroom 6

Garage/workshop

Land: a parcel of land (with water supply) extending to approximately 11 acres is available by separate negotiation.

EPC = E

Distances

Huntly: 6 miles

Aberdeen: 43 miles

Aberdeen International Airport: 38 miles

Directions

From Aberdeen take the A96 to Huntly. At the roundabout on the A96, head south on the A97 signposted to Rhynie and Lumsden. After roughly 3 miles, turn right where signposted Tillathrowie then continue on this road for approximately 3 miles. On reaching the line of black wheelie bins on the right hand side, turn right onto a private farm track. Continue for about ¼ mile; Bogairdy House is located on the left hand side.

Location

Bogairdy House is an extended traditional farmhouse located in a stunning, elevated position to the south of the picturesque town of Huntly in rural west Aberdeenshire. Huntly is a historic town which prospered during the 18th century through the expanding linen industry. Today, the amenities include a railway station, providing a direct link to Aberdeen and Inverness, primary and secondary schools, two major supermarkets, local shops and recreational facilities. There is also salmon and trout fishing on the rivers Deveron and Bogie. Its other principal outdoor activities include golf, Nordic skiing in Clashindarroch Forest, walking, mountain biking and rugby.



Description

A charming farmhouse which in recent years has been improved and developed to create a beautiful and comfortable family home with a highly flexible interior. Built from stone with a slate roof, the accommodation was extended by converting the adjoining steading to create a very versatile property.

Accommodation

A beautifully lit entrance hall gives access to the west wing of the property which includes a double-height drawing room with a large south facing bay window, open fireplace and first floor gallery. An additional bedroom / play room is accessed via the gallery. The drawing room opens to a generous dining room with west facing window. The rear corridor leads to a delightful snug with open fire, a spa suite with a shower, steam room, sauna and double doors leading out to the west-facing deck and solid wood hot tub. A studio/bedroom with en suite WC and a large attached garage complete the west wing. From the entrance hall, which benefits from a WC, in the east wing of the house, is a large farmhouse kitchen with oil fired Stanley range cooker, gas hob, solid wood fitted wall and floor units by Drumoak Kitchens and a central breakfast bar. Off this generous kitchen there is a convenient utility room/cellar and a hall leading to the office, family room (with attractive fireplace and wood burning stove), boot room (with drier cabinet), cloakroom and library, which could also be used as an additional bedroom. Carpeted stairs lead to the first floor landing (which has large storage cupboards) off which are four bedrooms and the family shower room. The master bedroom is a most impressive 29.5 foot long with walk in dressing room and en suite bathroom. The house is tastefully decorated throughout and has many fine original features including cornicing, open fireplaces, exposed timber beams and excellent built in storage space. The drawing room, farmhouse kitchen, family room and master bedroom are particularly impressive rooms and together with the spa make Bogairdy House a comfortable and highly versatile family home. The house is zone heated using oil central heating to maximise energy efficiency and is double glazed throughout.

Outside

There is a generous, easily maintained garden which is enclosed by a stone wall and timber fencing. The garden includes areas of lawn, a patio, timber-decked seating area with hot tub, well stocked borders and a number of mature shrubs and trees which provide both colour and privacy. Ample parking space is provided on a tarmac driveway while at the rear of the house in a sheltered courtyard are a useful purpose built dog run and wood store. There is an attached garage / workshop at the rear of the west wing of the property.

Separate Land

A separate parcel of land (with water supply) extending to approximately 11 acres is available by separate negotiation, and would be ideal for equestrian or commercial development or for use by a smallholder.



Services

Private water. Mains electricity. Private drainage. Oil heating. Double glazing.

Fixtures and fittings

All fitted carpets and blinds are included in the sale. Fitted white goods, all light fittings and some curtains are also included.

Local Authority

Aberdeenshire Council Tax Band D

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.



Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 01224 971110.



FLOORPLANS

Gross internal area (approx):
479.18 sq.m (5158 sq.ft)
(Including Garage/ Workshop & Boiler Room)



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