



Attractive five/seven bedroom farmhouse

Fetterletter Farmhouse, Fyvie, Turriff, Aberdeenshire, AB53 8PN

Freehold



Attractive five/seven bedroom detached farmhouse set amidst the rolling fields and open countryside of Fyvie, with potential for spacious self contained annexe accommodation

Fetterletter Farmhouse

Ground floor: entrance vestibule • reception hall • sitting room • dining room • dining kitchen • utility room with larder • WC cloakroom • bedroom one

First floor: bedroom two • bedroom three • bedroom four • bathroom • bedroom five

Annexe

Ground floor: entrance vestibule • bar/family room • living room • play room/gun room • bathroom

First floor: Office one/bedroom six • Office two/bedroom seven

EPC rating: Band F

Summary

Fetterletter Farmhouse is a handsome harled house with a slate roof. Believed to date from the late 19th century, the property was modified during the 1980s and provides spacious and versatile living accommodation throughout, which has retained much of its original character. The annexe accommodation provides superb potential for a linked property suitable for multi generational living or holiday lets. A gravelled horseshoe shaped driveway provides ample parking and access to the linked double garage, while the property is situated within generously proportioned and private garden grounds which are mostly laid to lawn with an array of mature trees.

Accommodation

A wooden door with leaded side and overlights leads into the entrance vestibule with tiled floor and white cornicing above. A partially glazed door

with glazed surround leads into the large reception hall, where a red painted ceiling is interspersed with white corning and a ceiling rose. Arched plasterwork over the grand walnut staircase leads to the first floor accommodation.

The generously proportioned sitting room overlooks the property frontage via a bay window, and features an open fireplace with extensive Hopeman sandstone surround, mantel and display shelf. The formal dining room also overlooks the front garden via a bay window and features wooden flooring in addition to decorative cornicing and an arched alcove with wall light.

The dining kitchen is accessible from both the dining room and reception hall. A good sized room with high ceiling, the kitchen is fitted with a range of storage units, including an extensive breakfast bar area and deep silled windows overlooking the gardens. A large arched



doorway leads into the spacious utility room where a partially glazed door leads out to the driveway. There is a stainless steel sink with countertop and two base units. Featuring extensive shelving and exposed ceiling beams, off the utility room is a walk in shelved larder which houses the hot water cylinder.

From the reception hall, the inner hallway allows access to the WC cloakroom, a range of fitted storage cupboards and the back stairs to the first floor living accommodation. An open doorway allows access to bedroom one, which overlooks the property frontage and benefits from a spacious hall area with access to the exterior.

Ascending the main staircase from the reception hall, a large window above the mezzanine landing overlooks the rear of the property and provides plentiful natural light. The first floor landing is of spacious proportions and allows access to three well proportioned double bedrooms. Along a carpeted corridor from the main landing there is a good range of fitted storage, while the contemporary style family bathroom includes a white three piece suite with corner shower enclosure.

A set of carpeted steps lead down to a further landing space which overlooks the property frontage and is where the back stairs from the inner hall meet. L-shaped bedroom five includes a picture rail and a fireplace with wood mantel, slate hearth and decorative tiled inset.

Returning to the ground floor inner hallway, a door lying on a split level leads into the former farm office, which provides great potential for self contained multi generational living or holiday let accommodation. The entrance vestibule is accessible from the property frontage, and leads into what was formerly utilised as a bar. Entirely pine panelled with ceiling spotlights, there is a fitted bar area with sink, while an extensive granite built fireplace houses an open fire which is also accessible from the living room. Again featuring extensive pine panelling, there is dual access to the remainder of the ground floor accommodation, first leading to the side entrance and where the former gun room is located off, which could easily be transformed into a play room. A pine lined bathroom includes a three piece suite. A set of stairs with understair storage leads to the first floor landing, which provides abundant fitted storage facilities and access to two former offices which would also be suitable as bedrooms, should the purchaser wish to transform the living accommodation.

Attached to the rear of the house is a double garage with concrete floor and which also houses the central heating boiler. To either side of the property entrance there are two small circular doo'cots, one of which houses the oil tank. The extensive garden is mainly laid to lawn and planted with seasonal bulbs, while there is also an array of mature trees including two fine copper beeches.



Situation

Fetterletter Farmhouse lies on the outskirts of the village of Fyvie, which is situated along the River Ythan and within the Formartine area of Aberdeenshire. Enjoying an attractive rural setting with rolling fields and countryside, Fyvie benefits from a range of facilities, including a Co-op supermarket for everyday essentials, a health centre, modern primary school, church and bowling green. Well situated for access to neighbouring towns, Fyvie is convenient for commuting to Aberdeen city, as well as the industrial centres at both Bridge of Don and Dyce.

This part of the northeast of Scotland is famed for its outdoor pursuits. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey. There are golf courses at Oldmeldrum, Ellon and Turriff, together with famous links courses at Royal Aberdeen, Trump International and Cruden Bay. Game shooting on neighbouring estates is another popular activity. The nearby coast offers sailing and sandy beaches. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of castle country, with Fyvie Castle located around a mile to the north of the village.

Turriff offers a wide range of shopping, business and leisure facilities, together with a sports centre with swimming pool, community centre, cottage hospital, primary and secondary schooling. A regular bus service runs from Turriff to Dyce and Aberdeen city centre

and there are also connections to Inverurie, Elgin and Banff.

Inverurie is a prosperous and expanding market town, situated in the valley of the River Don with good road and rail links to Aberdeen, Dyce, Huntly and Inverness. There is a wide range of amenities and services, including several large supermarkets.

The A947 provides good access to Aberdeen and its international airport, which offers regular flights to London and other UK and European cities. The Aberdeen Western Peripheral Route provides improved travel in and around Aberdeen and a quicker and more direct route south. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business and leisure facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's school, St Margaret's, and Albyn as well as the International School at Pitfodels. There are two universities and several colleges of further education.

Directions

From Aberdeen, travel into Dyce, following the A947 through both Newmachar and Whiterashes. Continue into Oldmeldrum, and at the roundabout take the second exit onto the A947. Follow this road all the way to Fyvie, and on entering the village take the first turning on the right hand side onto the B9005. At the monument, turn right and keep



along the B9005. On entering Woodhead, continue straight ahead and keep right at the signpost for Fetterletter. Follow this road straight ahead for some distance, and the property is located on the right hand side, next to the farm buildings.

Turriff	12.3 miles
Ellon	13.7 miles
Inverurie	16.5 miles
Aberdeen	28.1 miles*

*Please note that all distances are approximate

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01224 971 110

Solicitor

The Kellas Partnership,
2-6 High Street, Inverurie,
AB51 3XQ

Local Authority & tax band

Aberdeenshire Council Tax
Band F

Services

Oil heating, mains water,
electricity and private
drainage.
Please note that the annexe
accommodation features
a private water supply with
shared well.

Fixtures & Fittings

Standard fixtures and fittings
are included in the sale.

**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

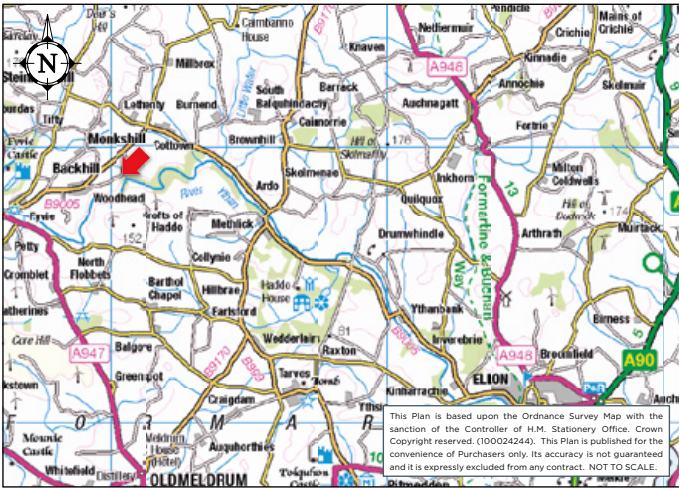
Vacant possession and entry
will be given on completion.

Offers

Offers, in Scottish legal form,
must be submitted by your
solicitor to the Selling Agents.
It is intended to set a closing
date but the seller reserves the
right to negotiate a sale with
a single party. All genuinely
interested parties are advised
to instruct their solicitor to note
their interest with the Selling
Agents immediately after
inspection.

Deposit

A deposit of 10% of the
purchase price may be
required. It will be paid within
7 days of the conclusion of
Missives. The deposit will be
non-returnable in the event of
the Purchaser(s) failing to
complete the sale for reasons
not attributable to the Seller or
his agents.



Fetterletter, Fyvie

Gross internal area (approx) 472.68 sq m / 5,088 sq ft
(Including Garage & Log Store)



savills

savills.co.uk

Fiona Gormley

Savills Aberdeen

01224 971122

fgormley@savills.com

Laura Totten

Savills Aberdeen

01224 971125

laura.totten@savills.com



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