



Charming three/four bedroom farmhouse

Glenmellan, Ythanwells, Huntly, Aberdeenshire, AB54 6BD

Freehold



Charming three/four bedroom farmhouse, situated within versatile grounds of about 7 acres with a range of outbuildings and enjoying a peaceful countryside position amidst the rolling fields of Aberdeenshire

Ground floor: reception hall • sitting room • dining room • bathroom • dining kitchen • entrance porch • family room • wet room • store • First floor: principal bedroom with en suite bathroom • bedroom two/dressing room • bedroom three • bedroom four • EPC Band E

Accommodation

A partially glazed door leads into the welcoming reception hall, where a carpeted staircase leads to the first floor living accommodation and two fitted cupboards provide good storage facilities.

Overlooking the property frontage via a deep silled window, the inviting sitting room provides ample space for freestanding furniture. Central to the room is the striking brick fireplace with wood mantel, which frames a wood burning stove on a slate hearth. Next to the fireplace is a fitted display unit, faced with brick and having a wood surface.

The formal dining room lies across the reception hall from the sitting room. A well proportioned and fully carpeted room which enjoys views over the front garden, there is a shelved display alcove next to a brown patterned fireplace and an ornamental ceiling rose. The ground floor bathroom is accessible from the reception hall, and includes a white three piece suite with a curved corner shower enclosure.

An open doorway from the reception hall leads into the attractive dining kitchen. Fitted with an extensive and

contemporary range of light grey base and wall units, contrasting work surfaces incorporate a stainless steel sink with drainer. Central to the dining kitchen is the electric range cooker with gas hob, to either side of which deep silled windows provide natural light. Twin partially glazed doors lead out into the light and airy entrance porch, which is currently used as a home office with an internal window pane looking into the sitting room.

The dining kitchen allows ease of access to the spacious and bright family room, which forms part of an extension created approximately eight years ago. Overlooking and enjoying access to the garden grounds beyond via glazed double doors, the family room is fitted with oak flooring and is of tasteful décor. It is a versatile living space that was previously utilised as a bedroom, hence the well equipped wet room and walk in storage both situated off this room.

Ascending the staircase to the first floor there is a split level landing with skylight and fitted storage cupboard. Bedroom two is currently utilised as a dressing room to the principal bedroom. Fitted





with oak flooring and display shelving, a half height fitted cupboard conceals the hot water cylinder, while a skylight provides natural light. From bedroom two there is access to the spacious principal bedroom, which overlooks the pretty garden grounds and beyond via a large window. Fitted with oak flooring and two internal cupboards, the principal bedroom boasts an en suite bathroom which includes a white three piece suite with shower attachment to the bath.

Completing the first floor accommodation are bedrooms three and four. Both well proportioned and fully carpeted, they enjoy far reaching views across the gardens towards the countryside beyond via deep silled windows.

Grounds and Outbuildings

Glenmellan is situated amidst versatile grounds of about 7 acres which are divided into two parts being separated by the main road between. The farmhouse is situated within about 2 acres, with the immediate gardens being mostly laid to lawn with a gravelled seating area to the side from where to enjoy the productive vegetable garden and extended pergola which is covered in flowering climbers. From the driveway a set of two gates leads into a fully grassed paddock. The driveway leads into an extensive concrete yard area from where there is access to two outbuildings. The garage outbuilding is divided in two, with one section including a metal roll up door, below

ground inspection pit and a floored loft. The second outbuilding is open to one side and used for general storage while having a power supply. To the immediate rear of the property there are several smaller outbuildings which house both the oil and solid fuel boilers in addition to cut logs.

Across the road from Glenmellan is an area measuring around 5 acres, and which predominantly consists of a yard housing a sawmill building and a general purpose shed with open side and steel frame. The remainder consists of a grass paddock and an area of spruce wood, while a sloping brae continues down to the River Ythan. On the opposite slope, there are believed to be the remains of a Roman boot camp.

Situation

Situated approximately 10 miles away, Huntly is an historic town which prospered during the 18th century through the expanding linen industry. Today, the amenities include two major supermarkets, local shops and recreational facilities. The train station provides a direct link to Aberdeen and Inverness, with a connection railway at Insch (approximately 8.6 miles from Glenmellan). 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. There is also the popular Huntly Falconry Centre. Primary and secondary schooling is available in Huntly, with primary





schooling also being available at Drumblade, Largue and Fisherford.

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.

Situated in the valley of the River Don, Inverurie provides good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. Nursery, primary and secondary education are all well catered for. There is a health centre, cottage hospital, several large supermarkets, a swimming pool and community centre, as well as golf, tennis and bowling. Hillwalking is a popular activity, with many local routes available, including at Bennachie.

Approximately 34 miles distant lies the city of Aberdeen. The international airport provides excellent transport links by air to London and other UK and European cities. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper service. Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's

College, St Margaret's and Albyn, as well as the International School at Pitfodels. There are two universities and two colleges of further education.

Huntly 10 miles, Turriff 9.7 miles, Inverurie 16.8 miles, Aberdeen City 34 miles

Directions

(IF USING SAT NAV PLEASE ENTER THE FULL ADDRESS)

From Aberdeen, follow the A96 towards Huntly. Turn right and proceed through Millburn, before taking the next right at the junction. Continue for some distance before turning right at the signpost for Wells of Ythan. Proceed along this single track road, and Glenmellan is located on the left hand side.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01224 971 110

Solicitor

Laurie & Co Solicitors LLP, 4 Bridge Street, Ballater, AB35 5QP

Local Authority & tax band

Aberdeenshire Council Tax Band D

Services

Mains electricity, private water supply and drainage, oil and solid fuel heating. The integrated dishwasher and fridge shall remain. Bottled gas supply for kitchen hob.

Miscellaneous

UPVC framed double glazed casement windows.





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

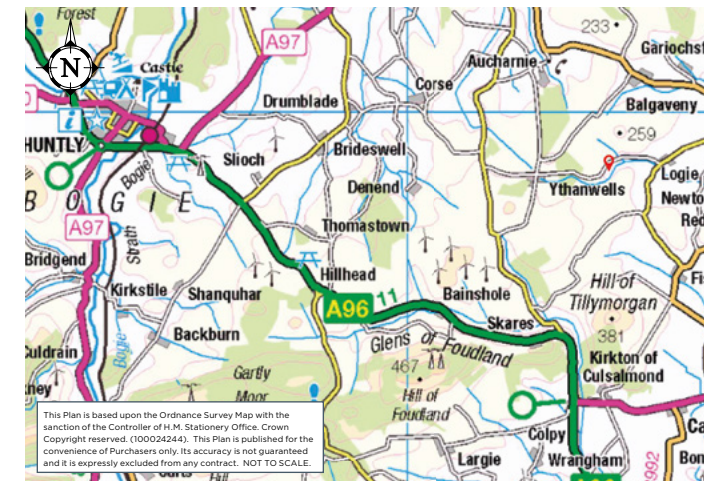
Vacant possession and entry will be given on completion.

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.



Glenmellan, Ythanwells, Huntly,
Aberdeenshire, AB54 6BD
Gross internal area (approx)
Total 221 sq m/2,378 sq ft



savills

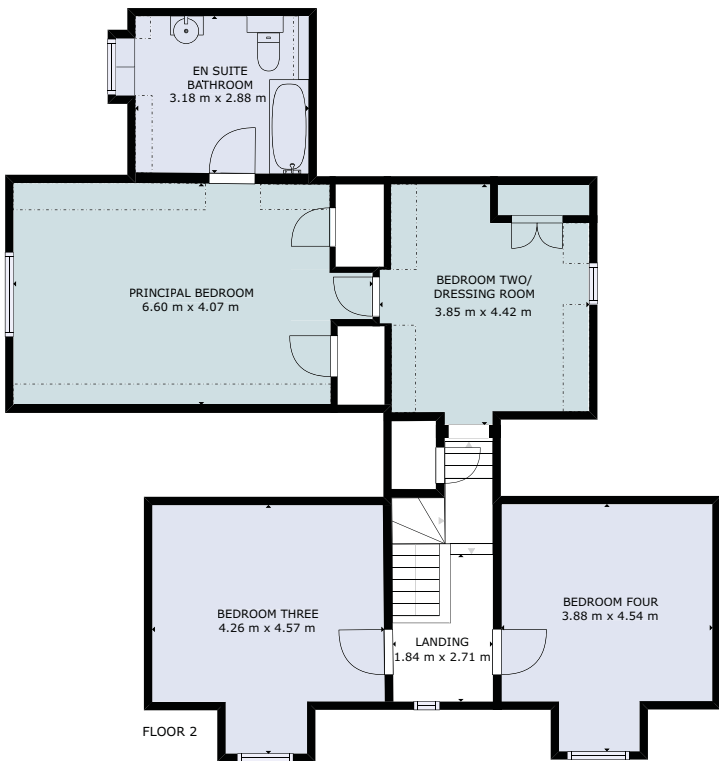
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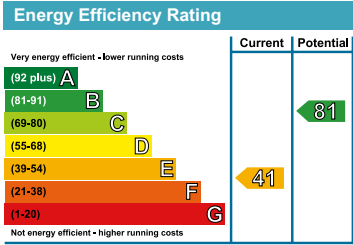
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FLOOR 1



FLOOR 2



For identification only. Not to scale. © 20/08/26 LT

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