



**SMALLBURN**

CLATT, HUNTLY, ABERDEENSHIRE

**Galbraith**







# SMALLBURN, CLATT, HUNTLY, ABERDEENSHIRE

A charming stone derelict cottage and steading with breath-taking views and an idyllic quiet rural location.

Alford 8 miles ■ Huntly 10 miles ■ Aberdeen Airport 29 miles

- Derelict cottage & steading
- Charming and special opportunity
- Around 1 acre in total
- Off-grid living potential
- Breath-taking open views
- Rural & quiet countryside location



**Galbraith**

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 OnTheMarket





### SITUATION

Smallburn enjoys a stunning rural environment up on the hill by the village of Clatt which has a lovely church, village hall, small park area and a primary school. The larger towns of Alford and Huntly provide everyday shops and services including supermarkets, secondary schooling, health centre, cottage hospitals and excellent community centres providing theatre/cinema, full size swimming pool, badminton courts, library and gym.

This area is renowned for its wide range of outdoor leisure pursuits including hill walking, fishing, mountain biking and ski-ing, especially being around 40 minute drive from the Cairngorms National Park.

### DESCRIPTION

Smallburn is a charming stone detached cottage and steading located high on the hills with an idyllic Aberdeenshire rural location. Ideal for those looking to escape the rush of every day life and retreat to a quieter place with breath taking views and incredible scenery. Smallburn extends to around 1 acre in total which includes the traditional stone cottage and the stone steading, with extensive garden grounds surrounding you.

The opportunities at Smallburn are endless and may include retaining and improving the original cottage and steading to habitable accommodation, or equally it may be that planning is applied for an alternative property on the site. The property would lend itself well as a main home and also offers a superb opportunity as a second home or even a holiday let opportunity (With the necessary permissions.), given its special idyllic location here in Aberdeenshire, Scotland.

The cottage may also have the potential to offer its new owners a unique off-grid living experience in a picturesque location.

### ACCOMMODATION

Ground Floor: Hall, Room 1, Room 2 & Room 3.

First Floor: Large loft room.

### SERVICES AND ADDITIONAL INFORMATION

Smallburn has a right of access to a private water supply located outwith the feu. It is unknown if this private water source still offers a sufficient water supply, or a supply at all. Potential buyers will need to investigate this themselves or consider a new private water source. We understand electricity and a phone line pass between the cottage and steading. There is no guarantee in this regard and it is the sole responsibility of any potential buyer to investigate the services further and the capacities thereof. The present owners have not applied for any planning during their ownership. Interested parties are encouraged to make their own enquiries in this regard.

The property is sold as seen and no warranties will be given regarding any matter relating to the property and that any Offer which is subject to funding, estimates or any permissions being obtained will not be considered.

### VIEWINGS

Strictly by appointment with the Selling Agents. Internally we understand some floors are unsafe and therefore not suitable for internal inspection. If you choose to enter the cottage, it is solely at your own risk. You will be travelling on the track road for approximately 1.2 miles. The track is poor in areas and its recommended to take a 4x4 vehicle.

### DIRECTIONS

From Inverurie follow the A96 to the 'Oyne fork', take the left fork marked Inch and Auchleven. Continue right through Oyne, Inch and Kennethmont and just beyond Kennethmont take a left at the sign marked Clatt. Once at the village, take the road to the right signposted Rhynie, just after the church. Continue for around 1 mile and then turn left signposted for 'Gordonston'. Continue on this track road for around 1.1 miles where you will find Smallburn.

### POST CODE

AB54 4PQ



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///headstone.niece.sandbags

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

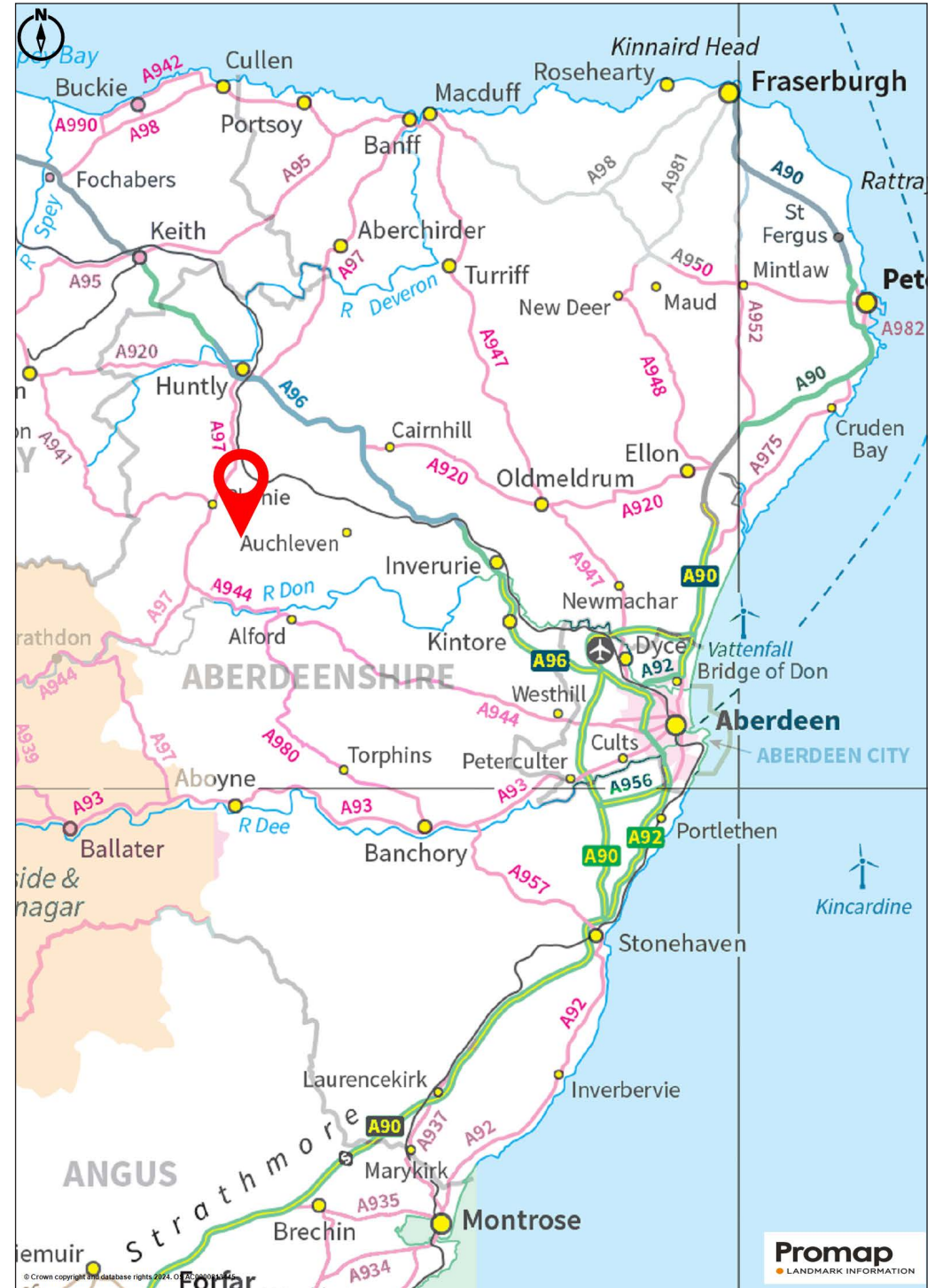
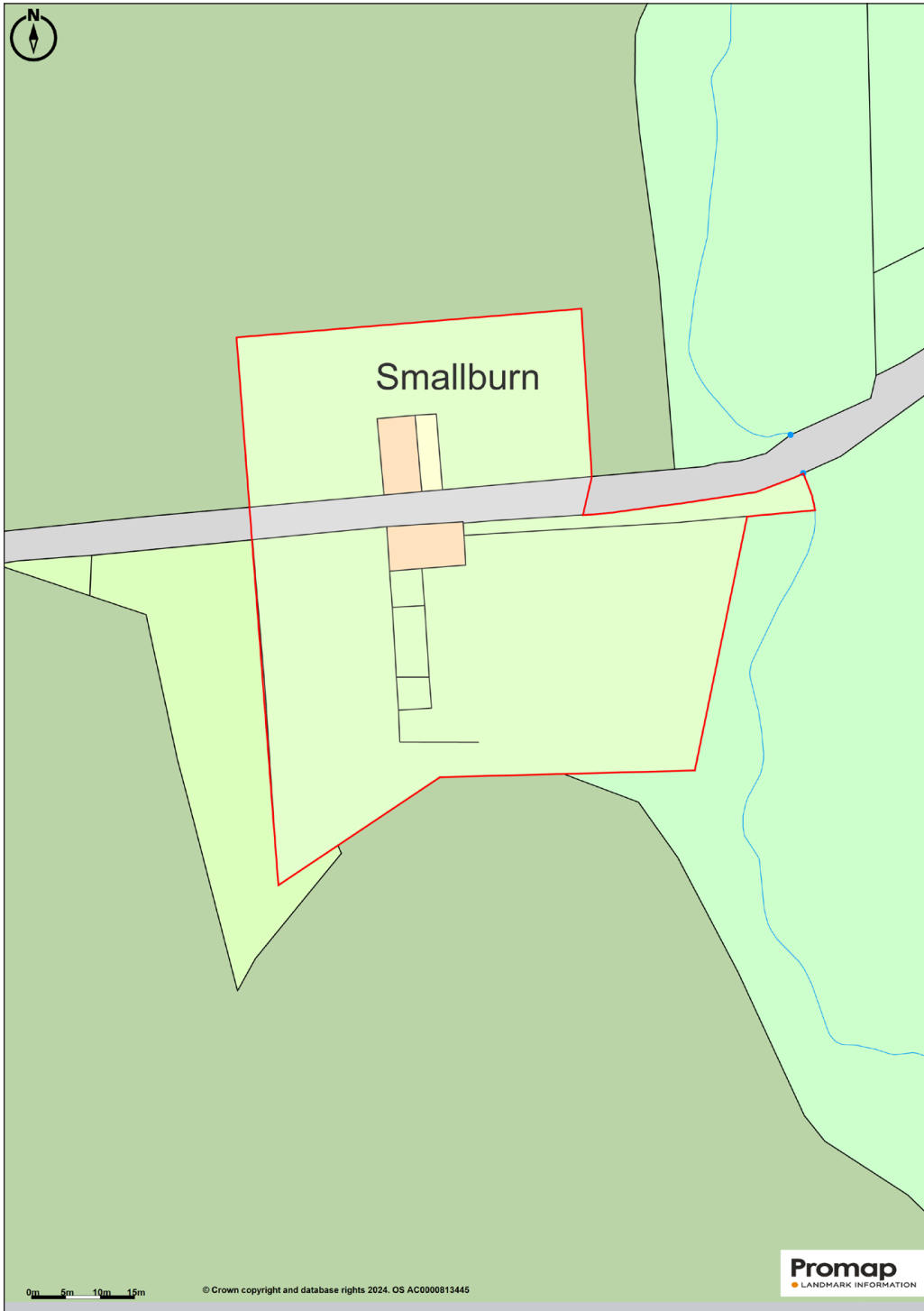
Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.











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