

HOLLY TREE COTTAGE
COTHAL, FINTRAY, ABERDEENSHIRE



Holly Tree
Cottage

HOLLY TREE COTTAGE, COTHAL, FINTRAY, ABERDEENSHIRE

Impressive, detached family home with around 13 acres of land, including grass paddocks, substantial outbuildings and equestrian facilities

Hatton of Fintray 1.6 miles ■ Newmachar 1.9 miles
Dyce 2.9 miles ■ AWPR Bypass 3.5 miles
Aberdeen City 12 Miles

- 2 reception rooms, 4 bedrooms, 3 bathrooms
- Excellent detached family home
- Various outbuildings, stables & all-weather riding arena
- 13 acres, including fenced grazing paddocks with drinking water supply
- Quiet countryside location
- Excellent commuting to road, rail, and airport links

Galbraith

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 OnTheMarket





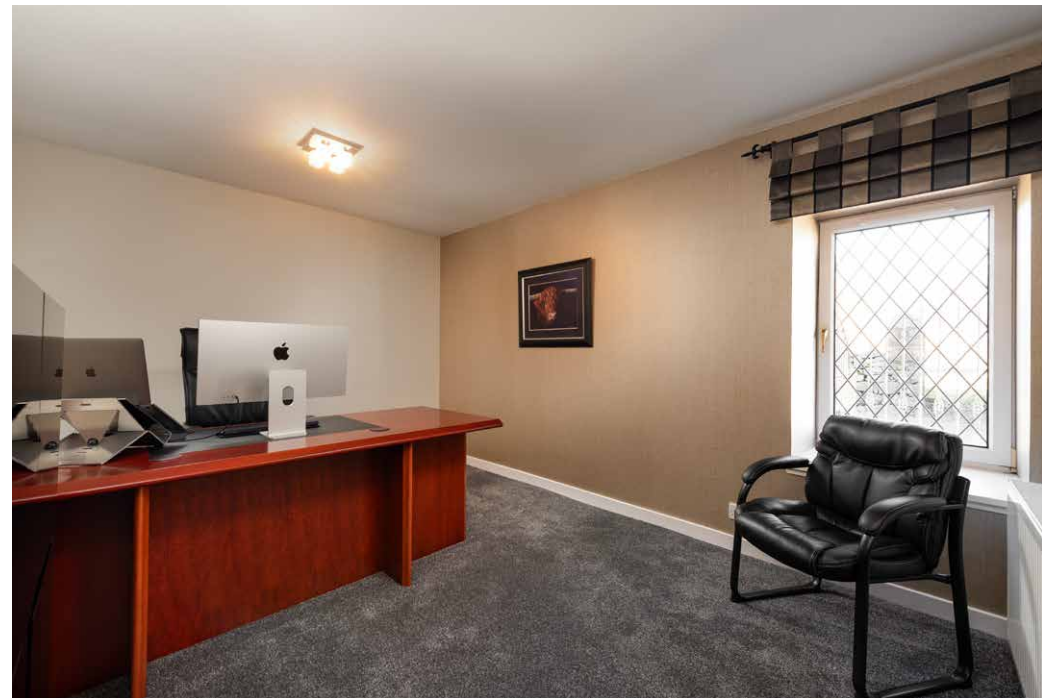
SITUATION

Holly Tree Cottage is situated between the villages of Hatton of Fintray and Newmachar, enjoying an idyllic and peaceful location in the Aberdeenshire countryside. It is conveniently close to Aberdeen City and offers easy access to the AWPR bypass for commuters heading North or South of the city, as well as Aberdeen Airport and Dyce railway station. Newmachar and Dyce feature good local amenities, including various shops, post offices and pharmacies. Primary schooling is provided by Hatton of Fintray Primary School, with secondary schooling available at Inverurie and Dyce Academy. Private schools are available in Aberdeen. Locally, there is a diverse range of recreational facilities, scenic woodland walks, and excellent golf courses. The Formartine & Buchan Way is nearby; this former railway line connects Dyce to the village of Maud, where it branches into two routes: eastward to Peterhead and northward to Fraserburgh. This pathway offers a picturesque route for walkers, cyclists, and horse riders.

A lively equestrian community exists near Holly Tree Cottage, just a 15-minute drive from the Cabin Equestrian Centre & Riding Club, Ladyleys Equestrian Centre, Loanhead Equestrian, and Ardmadden Equestrian, which provide training and competitions in all disciplines. Additionally, Tillyoch Equestrian Centre is a 20-minute drive away, and Scotland's top-tier Bogenraith Equestrian, a new state-of-the-art facility, is located 30 minutes from the property. Balmedie Beach, with dedicated horse box parking, is 20 minutes away.

DESCRIPTION

Holly Tree Cottage has an idyllic countryside location, lying between the villages of Newmachar and Hatton of Fintray. Nearby Dyce offers a wealth of transport links including easy access to Aberdeen International Airport. The property benefits from stunning open views across the beautiful Aberdeenshire countryside and there is a true feeling of space and privacy. The detached property offers a modern & spacious family home, dating back to 1860 with further extensions in 1996 and 2005, the property is today a warm and contemporary home that has been extremely well maintained and presented by the current owners. The house has a southerly aspect, perfectly positioned to capture the open views. Upon entering the essence of peacefulness descends. Every room has been immaculately designed to offer comfort but yet cleverly balances the need for practicality from a home which offers such a great outdoor lifestyle. The main entrance hall gives a spacious welcome to the home, with a hallway leading to both wings of the house and has a large shower room. The impressive family dining kitchen has patio doors opening out to the garden and is fitted with a luxurious kitchen including a range of quality appliances, beautiful worktops and a most striking hexagonal kitchen island with informal breakfasting seats to one side, large drawer storage to another and stylish contrasting worksurfaces. There is ample space for free standing furniture and the room benefits from a wood burning stove and high-quality flooring. There are wonderful views to the garden and paddocks beyond. The main lounge enjoys a bay window capturing the open views and allows a high ingress of natural light to flood in. An exquisitely presented room, the lounge has generous proportions, and a further focal point is the fireplace and mantle. Situated between the dining kitchen and the lounge is a large walk-in cupboard providing excellent storage. Flowing seamlessly from the entrance hallway the dining room provides a social hub to the home, closed off from the bedroom accommodation by French doors, this room offers a great entertaining space as it flows back easily to the kitchen and lounge. The master bedroom has extensive built in wardrobes and a modern ensuite shower room with underfloor heating. Three bedrooms run simultaneously adjacent to the master, and all have been equally beautifully presented, with one featuring a well-appointed en-suite shower room again with underfloor heating and would be perfect as guest accommodation if required. The rear hallway ends with a vestibule which has an exterior door and is ideal for hanging coats and outdoor boots. Off the vestibule is the utility room. There is an abundance of storage throughout the home with ample cupboard space provided. The overall standard of décor is exquisite, and the use of quality fixtures fittings, flooring and carpeting is second to none. The current owners use one of the bedrooms as a home office, and the property has fast fibre broadband.





Holly Tree Cottage has generous garden grounds with a southerly aspect and excellent equestrian facilities all within easy reach of the house. This includes a detached former building with replaced pitched metal roof. Attached to the older building is a modern equivalent with concrete blockwork walls and a metal clad roof. The outbuildings are currently used for stabling storage and garaging. The 13 acres give you your very own outdoor space to enjoy. The current owners have created a top quality yet accessible and easily managed equestrian facility set up. The stable blocks can be versatile and used as required, whilst the flood lit, all-weather arena has a top-quality silica sand, fibre and rubber crumb surface. A large field shelter will remain. Wide gate access to hardcore parking to the rear of the outbuildings has been created especially for ease of large vehicles coming onto the site and ample parking for a host of different vehicles and trailers. The entire outdoor space offers endless opportunities and flexibility for any potential buyer to create their own countryside lifestyle.

ACCOMMODATION

Ground Floor - Entrance hallway, living room, family room and kitchen on an open plan, dining room, bedroom one with en-suite shower room, bedroom two with en-suite shower room, two further bedrooms, rear vestibule, utility room and shower room with WC.

GARDEN

The garden for Holly Tree Cottage has a southerly aspect with impressive views across the land and beyond. The striking drystone walls and gated driveway offer a commanding approach and there is ample parking for several vehicles on the granite chip driveway. Areas of well-tended lawns surround the property with decorative landscaping in the form of well-established bushes and shrubs with further planted areas. A flagstone patio provides an ideal area for a decorative table and chairs to be placed with further seating areas located within the garden. Within the garden there is also a timber shed and an enclosed dog or chicken run. A second gated entrance to the property allows working vehicles to enter with ample turning space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband
Mains Private Water to the stables	Mains	Septic tank on site	Freehold	Oil	Band G	D	Full Fibre to the house

DIRECTIONS

Upon leaving Dyce on the A947 towards Newmachar. Turn left at the traffic lights onto the B977 towards Hatton of Fintray. After approximately 2.5 miles turn right onto the B979 signposted to Newmachar. The property is 0.6 miles from the junction on the right-hand side.

POST CODE

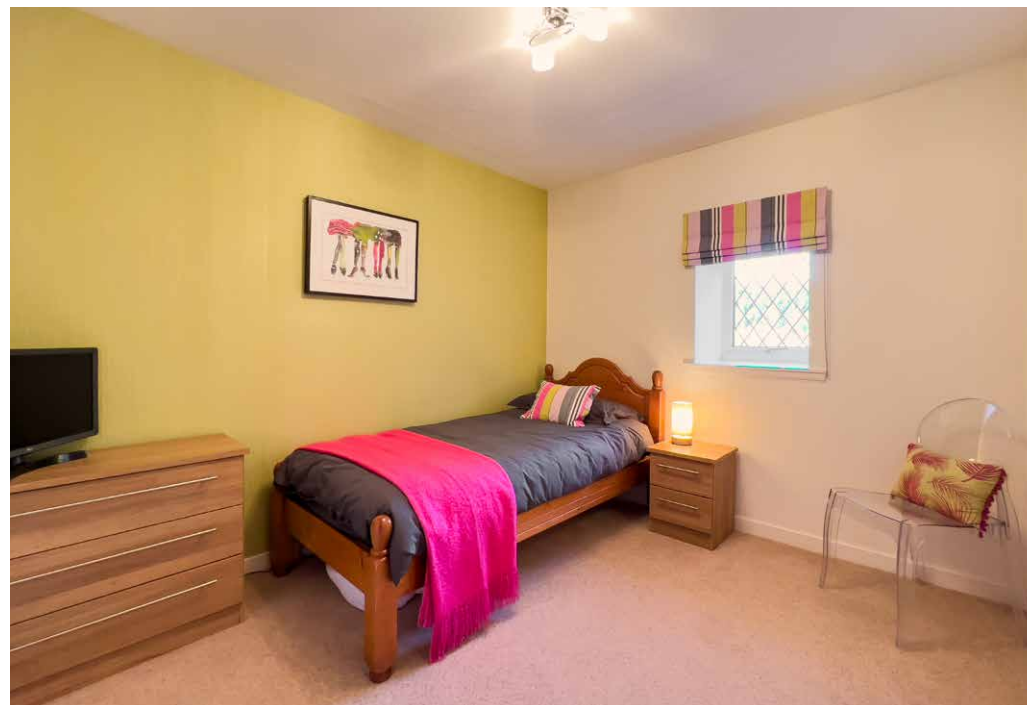
AB21 OJE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: highlighted.providing.trailing

VIEWINGS

Strictly by appointment with the Selling Agents.





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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

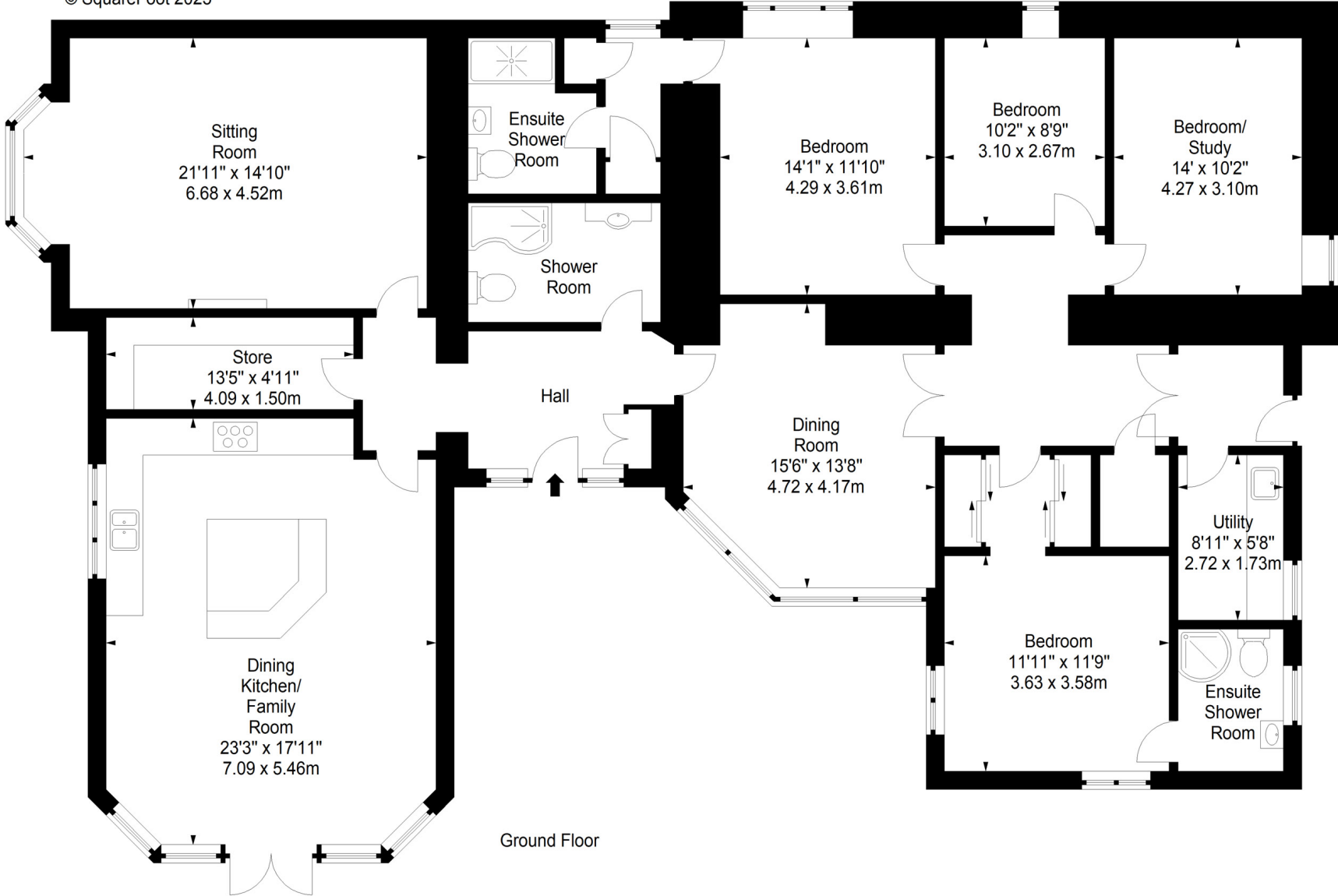
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025



Holly Tree Cottage,
Cothal,
Fintray,
Aberdeenshire, AB21 0JE



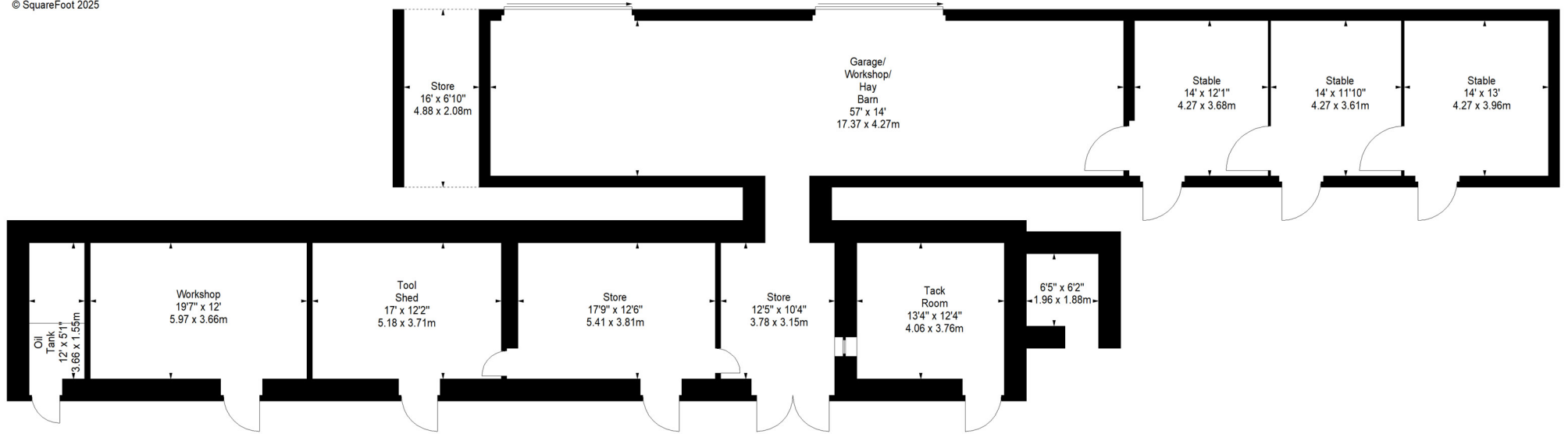
Approx. Gross Internal Area
2320 Sq Ft - 215.53 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Outbuildings,
Holly Tree Cottage,
Cothall,
Fintray,
Aberdeenshire, AB21 0JE



Approx. Gross Internal Area
2666 Sq Ft - 247.67 Sq M
For identification only. Not to scale.
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Ground Floor



Galbraith



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PLEASE RECYCLE