

**GLENHEAD OF COACHFORD**  
CAIRNIE, HUNTLY, ABERDEENSHIRE





# GLENHEAD OF COACHFORD, CAIRNIE, HUNTLY, ABERDEENSHIRE

Outstanding 3 public/ 4 bedroom contemporary detached family home with incredible open views. Around 36 acres of mixed- use land including grass paddocks and woodland.

Huntly 7 miles ■ Keith 3 miles ■ Inverurie 31 miles

- 3 reception rooms. 4 bedrooms. 3 Bathrooms
- Luxury finish and contemporary design
- Impressive public rooms
- Grounds of around 36 acres in total
- Enviably private location
- Large outbuilding including a studio

**Galbraith**

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 OnTheMarket





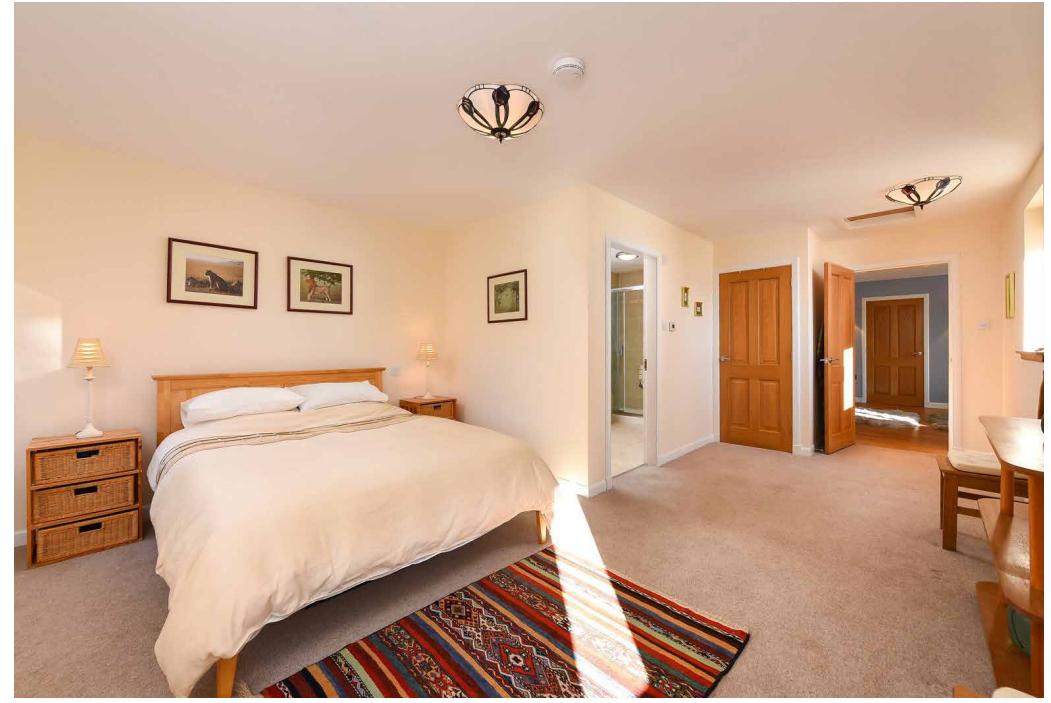
### SITUATION

Glenhead of Coachford benefits from a private and rural location yet is easily accessible to many surrounding villages and towns, round 7 miles west of Huntly and just some 3 miles to Keith. The road networks give easy access to the beautiful surrounding countryside, Aberdeen, Elgin, and Inverness are easily reached and offer a wealth of amenities. Both Aberdeen and Inverness benefit from airports and there are rail networks from Huntly and Keith. The area provides a great base also from which to enjoy the host of activities and attractions that abound in Scotland's North East. From the Cairngorm National Park to the golden beaches of the Moray Coast, there is golfing and fishing, castles and distilleries. Explore the Castle Trail, the world's only Malt Whisky trail, and enjoy fabulous wildlife.

Huntly is a historic town with a wide range of amenities including primary and secondary schools, two major supermarkets, a good selection of independent shops, sporting and recreational facilities, and a train station providing direct links to Aberdeen and Inverness. Keith has similar amenities and has regular bus and rail services and both benefit from a full range of commercial, recreational, sport, leisure, and educational facilities as well as a health centre, hospital (Huntly), and dental practices.

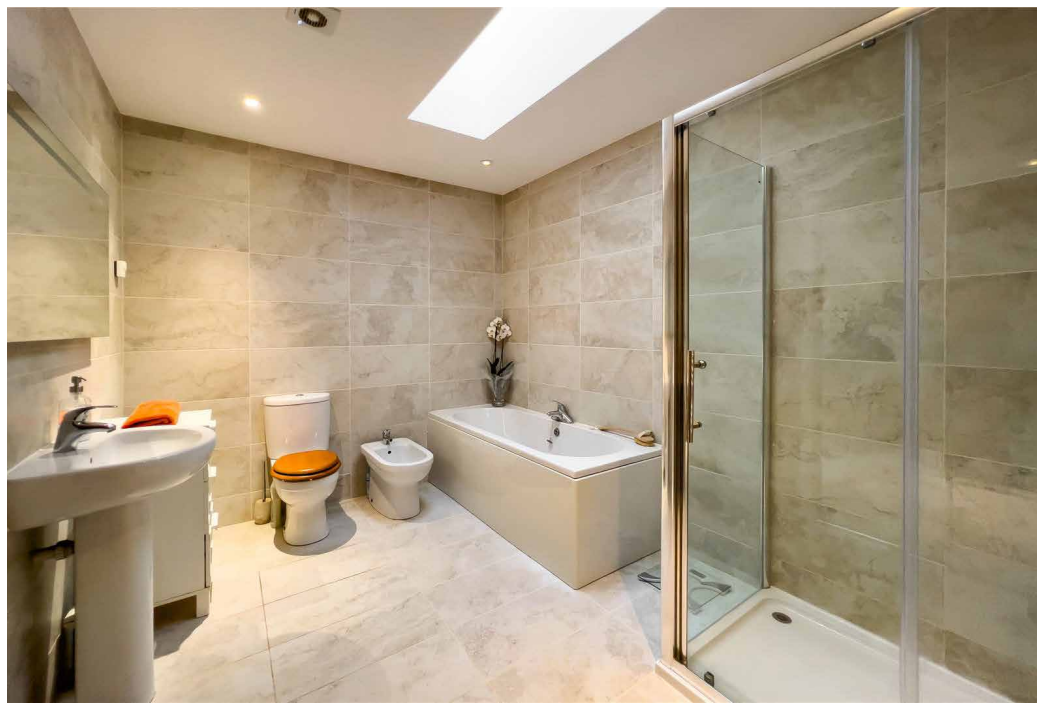
### DESCRIPTION

There is something very special about Glenhead of Coachford, oozing an abundance of space and tranquillity, the elevated position maximises the striking panoramic views and the exterior



whitewashed walls are an attractive sight against the surrounding natural landscape. The privacy of the location is also second to none, just 2 miles from the main A96, grass fields and woodland border each side of the road and then track until you reach the property. Originally a whitewashed stone croft dating from circa 1900, the current owners have dedicated themselves to the property and a substantial yet sympathetic extension of the original dwelling forming a much-enlarged footprint. Local trades and craftsmanship were sourced to retain as much authenticity as possible as well as creating a property that continued to be a part of the natural landscape in which it sits. The now luxury detached family home has an exquisite yet comfortable charm with a peaceful atmosphere resonating throughout all the rooms.

Upon entering the property, the light and airy atmosphere is evident, the hallway has glazed doors opening to both wings of the property and there is a high ingress of natural light. Located off the entrance hallway a double bedroom is located, currently used as a study, this room has a versatile appeal. As you move into the 'west wing' of the home the sitting room is a stunning public room with many appealing features. The decoration is light and neutral with six windows maximising the natural light and framing the exterior. The wood burning stove and under floor heating maximise the warmth and comfort of this room, whilst the wall lights give out subtle coloured lens light. Situated off the sitting room, a well-proportioned double bedroom enjoys a quality en-suite and a large storage cupboard.



The property has been well equipped for restricted mobility requirements, with paved exterior ramp access and widened doorways throughout. It is thought possible that this wing of the house could also lend itself well to becoming a self-contained unit for multi-generational living if required.

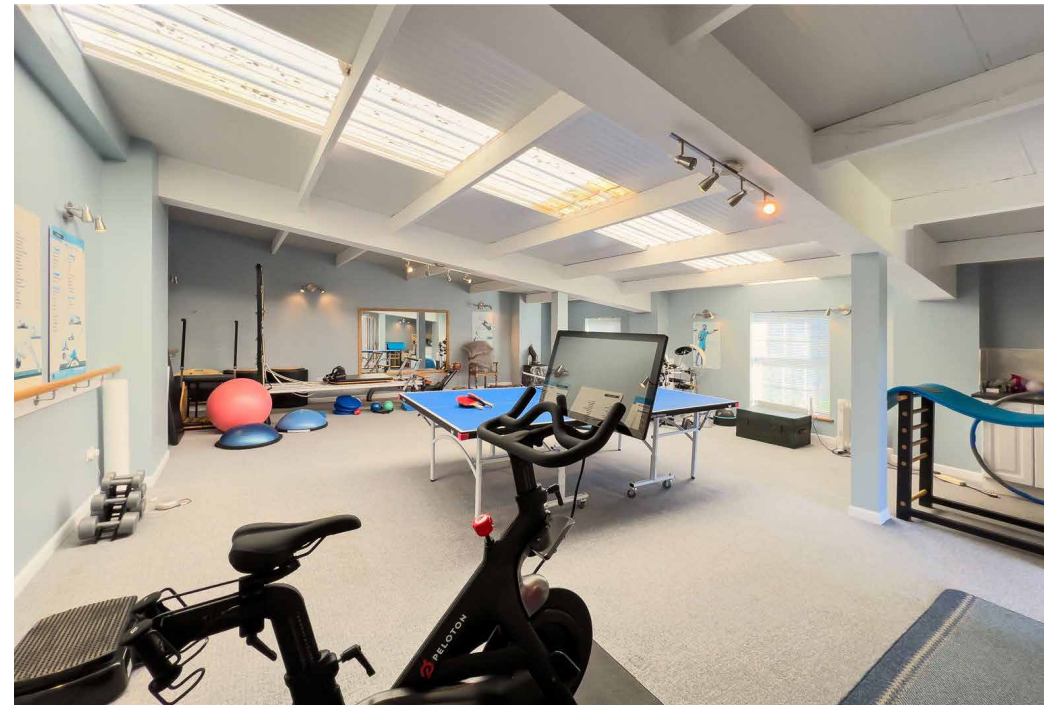
The heart of this home must be the family/ dining room which leads through to the dining kitchen. An ideal social space, the family/ dining room has a central location within the house configuration. A high vaulted ceiling has timber beams that are striking against the crisp white walls. The exposed stonework wall adds a second layer of texture to the décor and the log burning stove maximises comfort in a snug like seating area. There is ample space here for a range of free-standing furniture including a dining table and chairs.

The dining kitchen is equally an exquisite room that has been fitted with a comprehensive range of quality units and a solid oak block worktop coordinates well. The central island offers a great socialising area and has an overhang with stools creating an informal dining space. The bespoke floor to ceiling windows and French doors frame the landscape perfectly and truly invite the outside in. Whether you take a seat or move outside to the patio area this dining kitchen has an effortless quality and charm. A boot room/utility room offers a handy second exterior entrance to the house and has fitted units & worktops of the same style and quality as the kitchen and there is a handy WC. The 'east wing' of the property benefits from a beautiful family bathroom which has been fitted with a free-standing bath and a separate walk-in contemporary shower cubicle. Fully tiled the bathroom also benefits from a large storage cupboard with sliding mirror doors. The master bedroom has a double wardrobe and a luxury ensuite. The en-suite has a shower unit, wash hand basin and WC. A further equally spacious double bedroom has built in wardrobes and windows showing two aspects.

The entire outdoor space at Glenhead of Coachford really does create endless opportunities and flexibility for any potential buyer to create their own wonderful countryside lifestyle. The work form home possibilities are vast and for those with equestrian needs, Glenhead of Coachford, could work exceptionally well given the substantial land available and Balloch Forest is also accessible from the property.

## ACCOMMODATION

Ground Floor:- Entrance Vestibule, Inner Hall, Bathroom, Cloakroom with WC, Living Room, Dining Room/Sitting Room, Kitchen, Utility Room, Main Bedroom with en-suite Shower Room, Second Bedroom with en-suite Shower Room, and two further Bedrooms.



### GARDEN GROUNDS

Upon approach, the unmade track opens to the rear of the property where there is ample parking for several vehicles. There are gated and secure formal garden grounds extending around the property. The garden grounds have been landscaped by the present owners and offer an outdoor and wildlife haven. An area of lawn combined with mature natural planting features a pond to the east of the property. To the rear, there is a large stone compass patio which has been laid with full accuracy from here and the decked area enjoys stunning panoramic views. A garden kitchen has been created with a stone-built BBQ and there are various places to sit and entertain. An unmade vehicle tracks lead from the house to the outbuilding. The Arachie Burn runs through the site.

### LAND

The land extends to around 36 acres and has mixed usage. Grass paddocks are defined by post and wire fencing with areas of around 12 acres of woodland surrounding. There are 2 field shelters remaining. The Balloch forest provides an array of walking and hacking tracks that can be accessed directly from Glenhead of Coachford.

### OUTBUILDING

Accessed by vehicle or on foot the large multi-use detached mixed block and concrete outbuilding sits to the east of the main house. The building has water and power and has been sub-divided up into cattle court, storage area, lined attic room, silage barn, and fully lined studio that incorporates a cloakroom and WC. The outbuilding has been well maintained and could have a multitude of uses. There is a second workshop/boiler room attached to the main house.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil	Band E	D

### DIRECTIONS

Glenhead is 2 miles from the A96 between Huntly and Keith. 7 miles west of Huntly or 3 miles east of Keith, take the Coachford exit from the A96. Take the 2nd left access road. After 100 metres turn right over the cattle grid and the grey slate sign Glenhead and follow to the top. Please note that the track to the property ascends for around 0.67 of a mile but leads directly to the property. Ignore the turn off for Balloch Forest.

Note that the track to the property ends in a dead end and it would not be appropriate to approach the house any other time out with a scheduled viewing appointment.

### POST CODE

AB54 4TU

### WHAT3WORDS

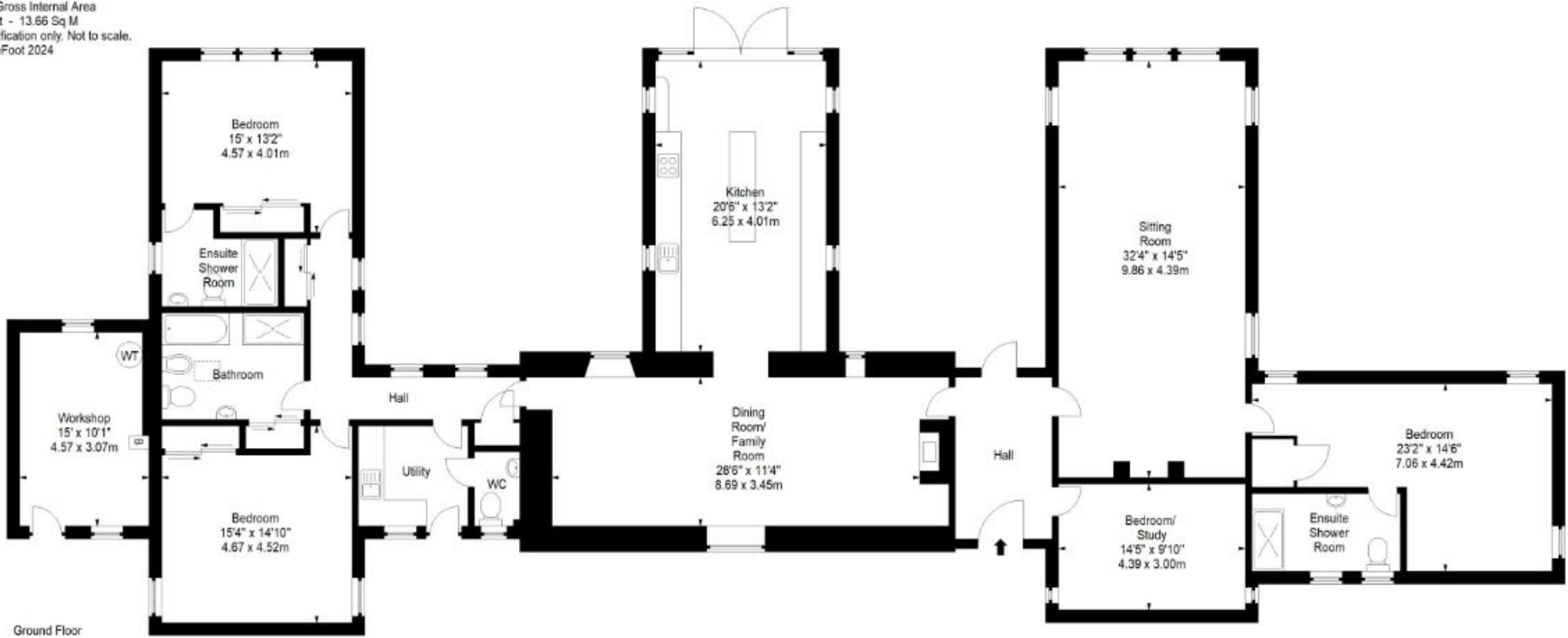
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: frocks.working.reckons



Glenhead Of Coachford,  
Cairnie,  
Huntly,  
Aberdeenshire, AB54 4TU



Approx. Gross Internal Area  
2519 Sq Ft - 234.02 Sq M  
Workshop  
Approx. Gross Internal Area  
147 Sq Ft - 13.66 Sq M  
For identification only. Not to scale.  
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## 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.

## 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 October 2024





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