

REEKIE FARM
ALFORD, ABERDEENSHIRE





REEKIE FARM, ALFORD, ABERDEENSHIRE

Traditional 4 bedroom farmhouse, steading with gallery & annexe and around 13.27 acres on total.

Alford 3 miles ■ Aboyne 16 miles ■ Aberdeen City 29 miles

- 2 reception rooms. 4 bedrooms
- Detached traditional farmhouse
- Charming 1 bedroom annexe
- Traditional steading with gallery & studio
- Acreage 13.27 acres (5.37 hectares)
- Outstanding views towards Bennachie

Galbraith

Aberdeen
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SITUATION

Reekie Farm is located just a few minutes drive from the town of Alford in a beautiful & quiet countryside location. Schooling is provided at Alford Primary School and then Alford Academy, which is a very popular community campus with secondary school, swimming pool, theatre, library and community café. Alford is a popular and growing town with a wealth of amenities including a health centre, shops, bank, post office, filling station, hotels along with a dry ski slope and transport museum. On the edge of Alford is Houghton Country Park, a 200 acre park with an array of activities available including, children’s play area, walks and trails along with a putting green and camp site. Regular bus services are available from Alford with links to Aberdeen, Westhill, Kintore and Kemnay.

Aberdeen is some 27 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

Reekie is an exciting opportunity located within a very short drive from the popular town of Alford, enjoying an elevated position with outstanding views across the beautiful Aberdeenshire countryside towards Bennachie. The boundary extends to around 13.27 acres in total offering an excellent opportunity for those that require land, including equestrian purposes. The farmhouse is an extensive family home with a good balance of family living space and bedrooms, and is perfectly positioned to capture the views. The traditional detached stone steading has been fully converted for varying purposes. This includes an impressive gallery room with studio, featuring high vaulted ceilings and sky light windows. This room would be ideal for endless opportunities. Within the steading there are also a practical workshop, store rooms and car garaging. Of particular note is

the one bedroom apartment located on the first floor of the steading. ‘The Steading Apartment’ is currently a successful holiday Airbnb and would also work exceptionally well for those that require multi-generational living.

REEKIE FARMHOUSE

The traditional detached farmhouse sits in around 1.5 acres and enjoys outstanding views across the countryside to Bennachie. The farmhouse extends to over 240sqm and offers very spacious accommodation. To the ground floor there is an impressive entrance hall with picture windows and solid wood staircase to the first floor landing. Continue through to the main sitting room with wood burning stove and patio doors opening out to the garden. The sitting room is on open plan with the dining room which in turn leads through to the fully fitted kitchen with island. Returning to the main entrance hall, continue through to a further sitting room offering an ideal snug with open fire and traditional stone surround. This room then leads through to the original part of the farmhouse with a home office, cloakroom and a room which makes an ideal utility room. The stairs from the original farmhouse lead up to two double bedrooms. The main stairs in the entrance hall lead to the main first floor which has two spacious double bedrooms. Both these rooms have built in wardrobes and ensuite shower rooms.

ACCOMMODATION

Ground Floor: Reception hall, sitting room with wood burning stove, dining room and kitchen. Further sitting room, study, W.C, bathroom and utility room.

First Floor: Two spacious double bedrooms, both with built in wardrobes and a modern ensuite shower room. From the original cottage staircase there are two further double bedrooms.

Farmhouse



Farmhouse



Farmhouse



Farmhouse



GARDEN GROUNDS

The boundary of the house with outbuildings is around 1.5 acres. This ensures extensive garden ground immediately around the house & steading. This includes grass lawn, patio area and a pond.

THE GALLERY STEADING

The traditional stone steading of Reekie Farm offers an excellent amount of useful space and versatility.

The main part of the steading was converted into a fantastic gallery and studio, with kitchen area and cloakroom. The main gallery room has full height ceilings with sky light windows and flagstone flooring, ensuring it's a bright and inviting space. The studio area is an equally bright space with sky light windows and patio doors. This combined space offers endless opportunities for those requiring space beyond the main house to work from home or run a business for example, subject to permission. There is underfloor heating to the gallery, work area and WC.

The steading building also has a large workshop area, which would have been the original stables, two store rooms and there is the car garage. The Steading apartment is located on the first floor of the steading, with access from the rear.

STEADING APARTMENT

The steading apartment forms part of the main steading building and was converted into ancillary accommodation. The apartment is presently used as successful Airbnb holiday accommodation to create an additional income. The apartment has a self-contained entrance to the west side of the steading building and enjoys beautiful open views of the surrounding countryside. An area of garden immediately in front is provided to visiting guests to enjoy.

ACCOMMODATION

Entrance hall, sitting room/dining room, kitchen area, double bedroom and ensuite shower room.

The steading apartment has electric heating.

LAND

Immediately adjacent to the house and outbuildings are around 11.77 acres of land, fenced into two paddocks.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Reekie Farmhouse	Private Water	Mains	Septic Tank	Freehold	Oil CH	Band G	Band E

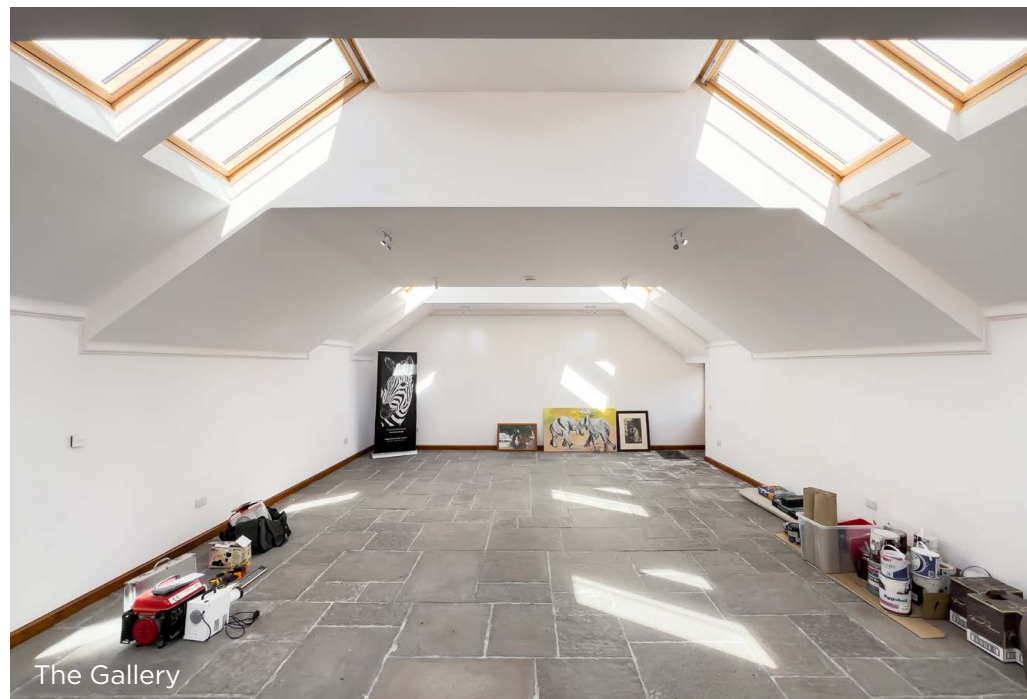
The Gallery has its own underfloor oil heating system with external heating boiler and oil tank located to the rear of the steading.

DIRECTIONS

From Alford continue on the A944 Aberdeen to Alford road through the village and beyond, in the direction of the new campus. Continue past the turn off to the campus/school and then turn first left signposted for 'Banchory' and 'Craigievar Castle'. Continue for exactly 1 mile and turn right signposted 'Reekie' follow the road round to the right, and then to the left, and up the hill. Reekie Farm is on your right hand side.

POST CODE

AB33 8NQ



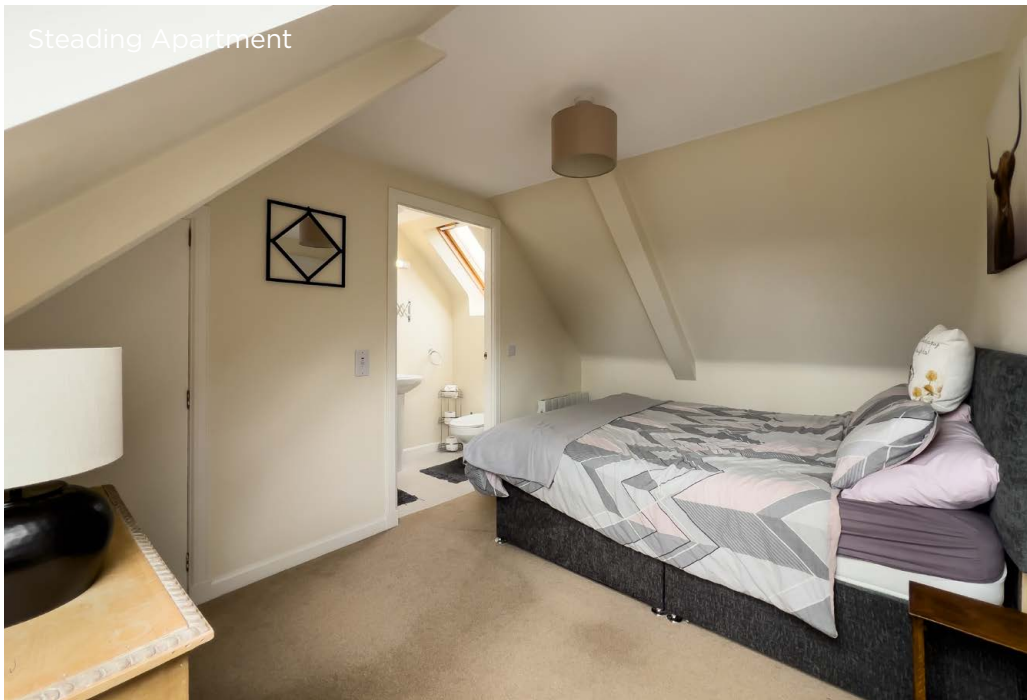
Steading Apartment



Steading Apartment



Steading Apartment



Studio



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///sometime.footpath.aimed

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 April 2024.

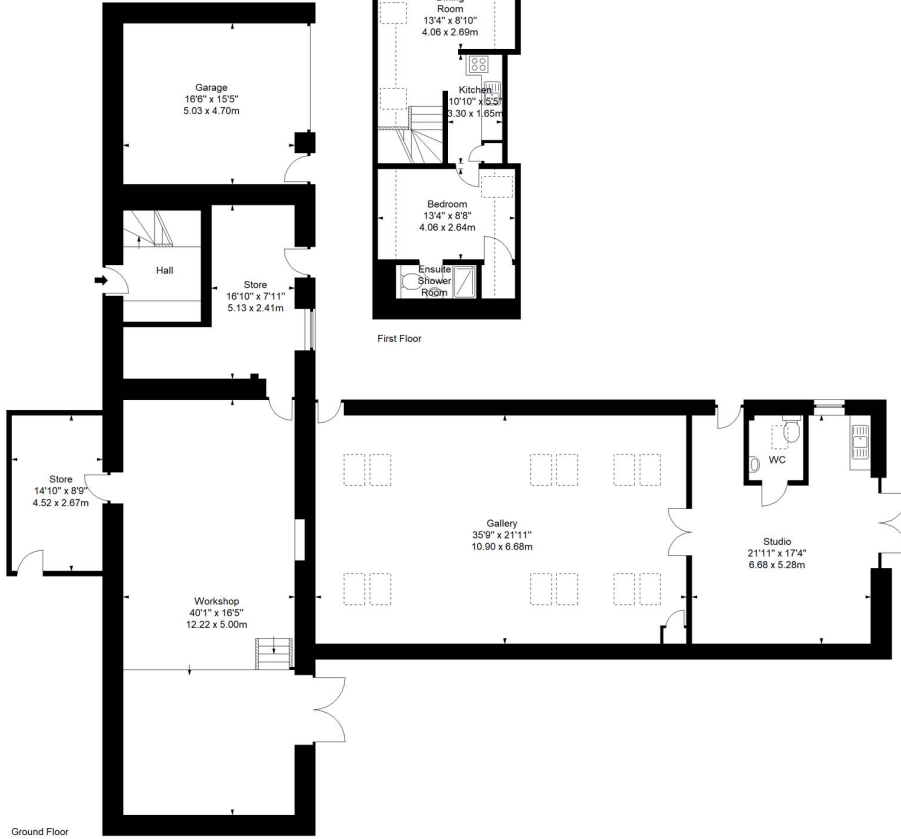


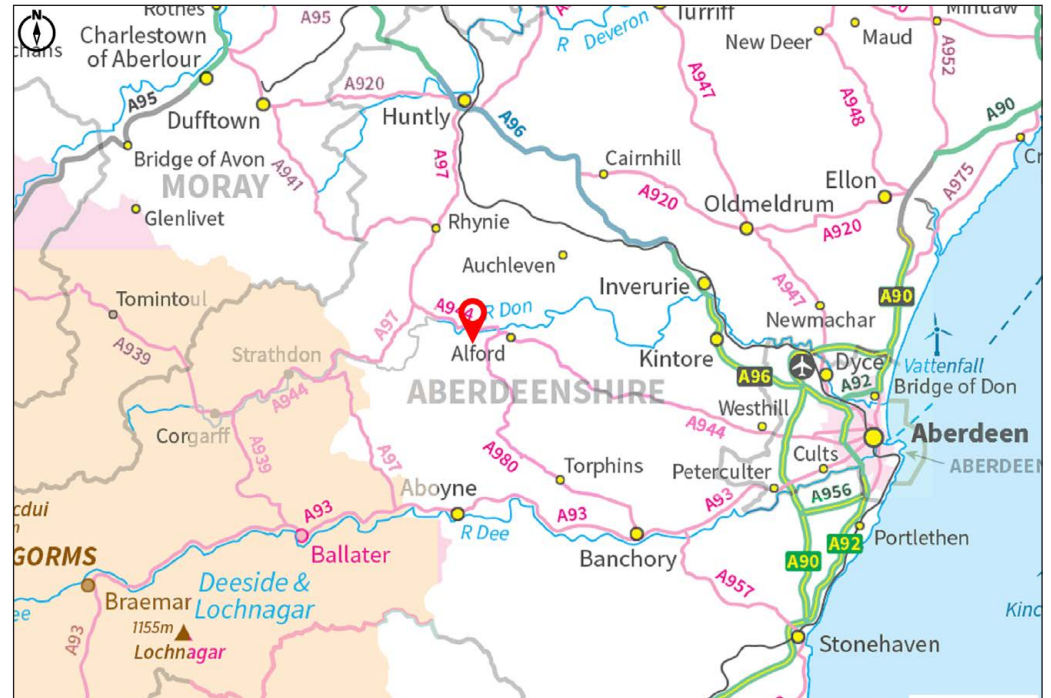
Reekie Farm,
Alford,
Aberdeenshire, AB33 8NQ



Approx. Gross Internal Area
2906 Sq Ft - 269.97 Sq M
Out Building
Approx. Gross Internal Area
3116 Sq Ft - 289.48 Sq M
(Including Garage)

For identification only. Not to scale.
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