

Galbraith



**OVERHALL FARMHOUSE**  
FYVIE, TURRIFF, ABERDEENSHIRE



# OVERHALL FARMHOUSE, FYVIE, TURRIFF, ABERDEENSHIRE, AB53 8SH

Impressive, detached farmhouse with potential ancillary accommodation, beautiful countryside location & views. Around 0.65 acres in total.

Turriff 8 miles ■ Inverurie 21 miles ■ Aberdeen City 34 miles

- 2 reception rooms. 3 bedrooms and study
- Stunning open-plan kitchen
- Utility room & home office
- Beautiful outlook and garden grounds
- Stone bothy with planning consent for annex
- Around 0.65 acres in total

**Galbraith**

Aberdeen  
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 OnTheMarket





## SITUATION

The property is located on the outskirts of the village of Fyvie, which is 8 miles from Oldmeldrum and Turriff. Fyvie is a thriving village with a strong community spirit benefitting from many amenities including a convenience store, pharmacy, hotel, hairdresser, garage, health centre and primary school. Secondary education is provided at Oldmeldrum or Turriff. Historic Fyvie Castle is a short distance away with beautiful grounds for walking, cycling and exercising of dogs.

## DESCRIPTION

Overhall Farmhouse has a beautiful and peaceful location on the outskirts of Fyvie, Aberdeenshire. The property has stunning open views of the surrounding countryside and generous garden grounds encompass the house. The boundary extends to around 0.65 in total, including the garden grounds. The farmhouse offers an exceptional family home and extends over two levels. The property has been sympathetically upgraded and extended to create a versatile, modern, and spacious family home, yet retaining the traditional charm.

The striking glass link entrance hall is light and airy and sets the tone for the immaculately maintained accommodation to follow. A warm and inviting sitting room draws you in, the dual aspect windows allow a good ingress of natural light to flood in, and the wood burning stove and mantle add a cosy atmosphere. The dining room is an excellent second public room and there is ample space for a variety of free-standing furniture. The true heart of this home is the impressive contemporary kitchen and dining room. Set on open plan, this versatile space has floor to ceiling windows and doors capturing the surrounding views, the large peninsular island not only provides sociable cooking space, but there is also a wealth of storage with a range of drawer and cupboard solutions. A well-proportioned utility room has a further range of wall and base mounted units. The home office provides an ideal quiet space for home working. It is worthy of note that either the dining room or study room could serve as a fourth bedroom if required. Completing the accommodation on the ground floor is the main family bathroom. Upstairs there are two double bedrooms overlooking the front with a southerly outlook and a third double bedroom to the rear. A modern shower room completes the accommodation.

## ACCOMMODATION

Ground Floor: Entrance hall, sitting room, drawing room, open plan kitchen and dining room, bathroom, utility room and home office.

First Floor: Double bedroom 1, double bedroom 2, double bedroom 3 & main shower room.

## GARDEN GROUNDS

There are large garden grounds surrounding Overhall, mainly laid to lawn with mature trees and a patio area to the west side enjoying the open countryside views. The tarred parking area adjacent to the house can accommodate several vehicles. There is a large shed of corrugated metal construction with a concrete floor.

The traditional bothy is in a derelict condition, however with the original walls and fascinating entrance porch remain, and the present owner has created the concrete floor. Perfect as a project, this could be converted into an annex or office space. The current owners have full planning in place for the conversion of the bothy. The current planning retains the walls on the same footprint as they stand. Internally providing an office, shower, and garden room. Details can be viewed on the Aberdeenshire Planning application page - APP/2023/1269.



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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil CH and under floor heating	Band F	C

## DIRECTIONS

Travelling on the A947 Aberdeen to Banff Road, pass through Oldmeldrum, continue past Fyvie and turn right signposted for 'Tifty & Gourdas'. Continue for around 1 mile and turn right over the small bridge, continue again for around 0.5 miles and turn left at the cross roads. Overhall Farmhouse is around 1.5 miles along this road on the left hand side, as indicated by our for sale sign.

## POST CODE

AB53 8SH

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: flags.kindest.culminate

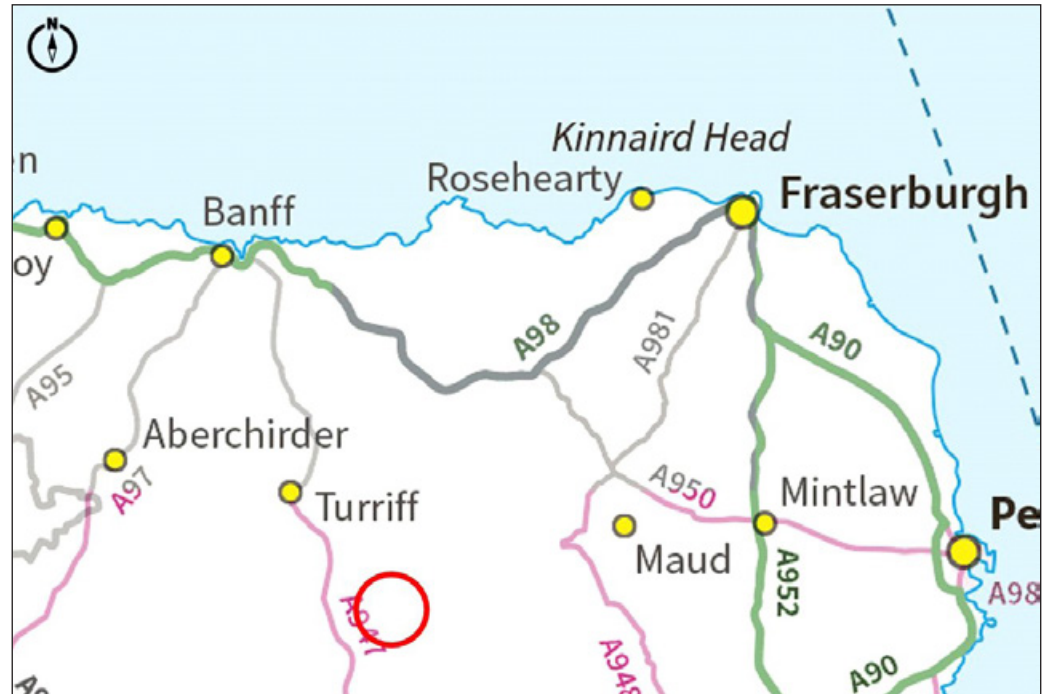
## VIEWINGS

Strictly by appointment with the Selling Agents.

## 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





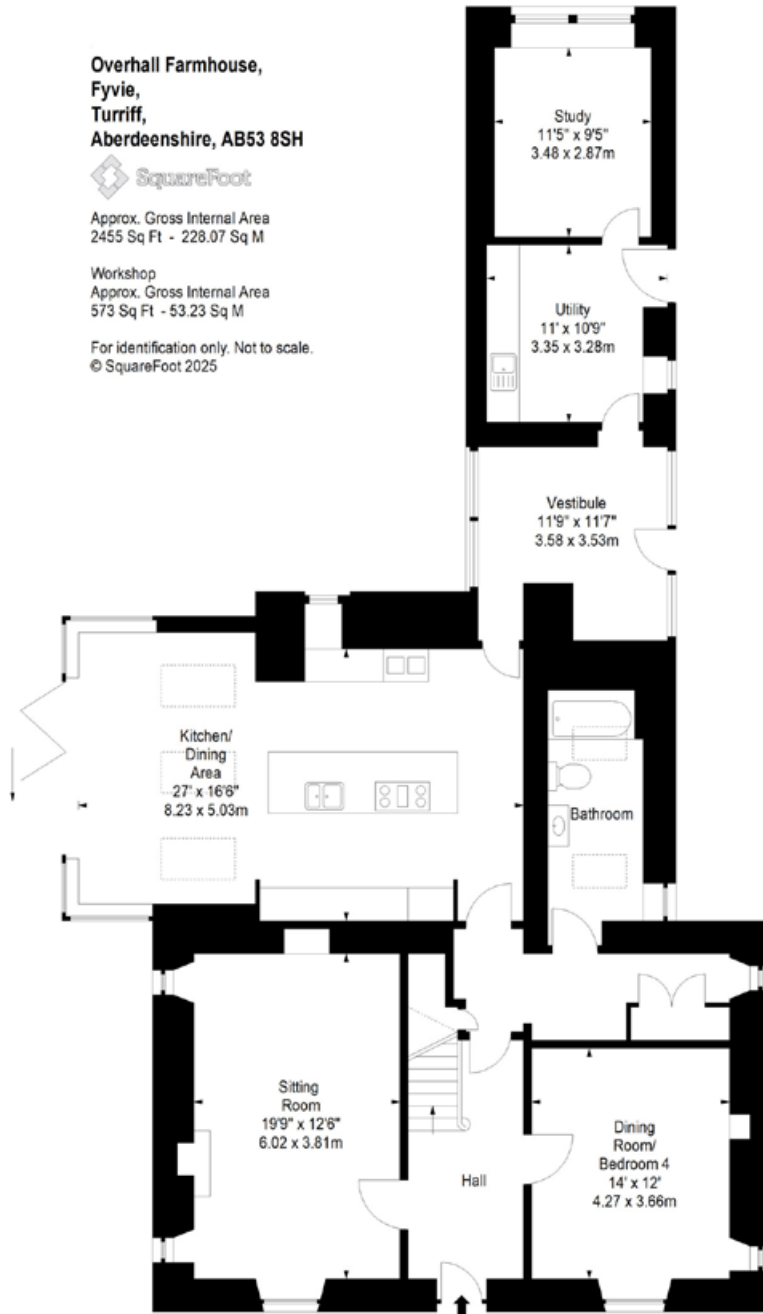
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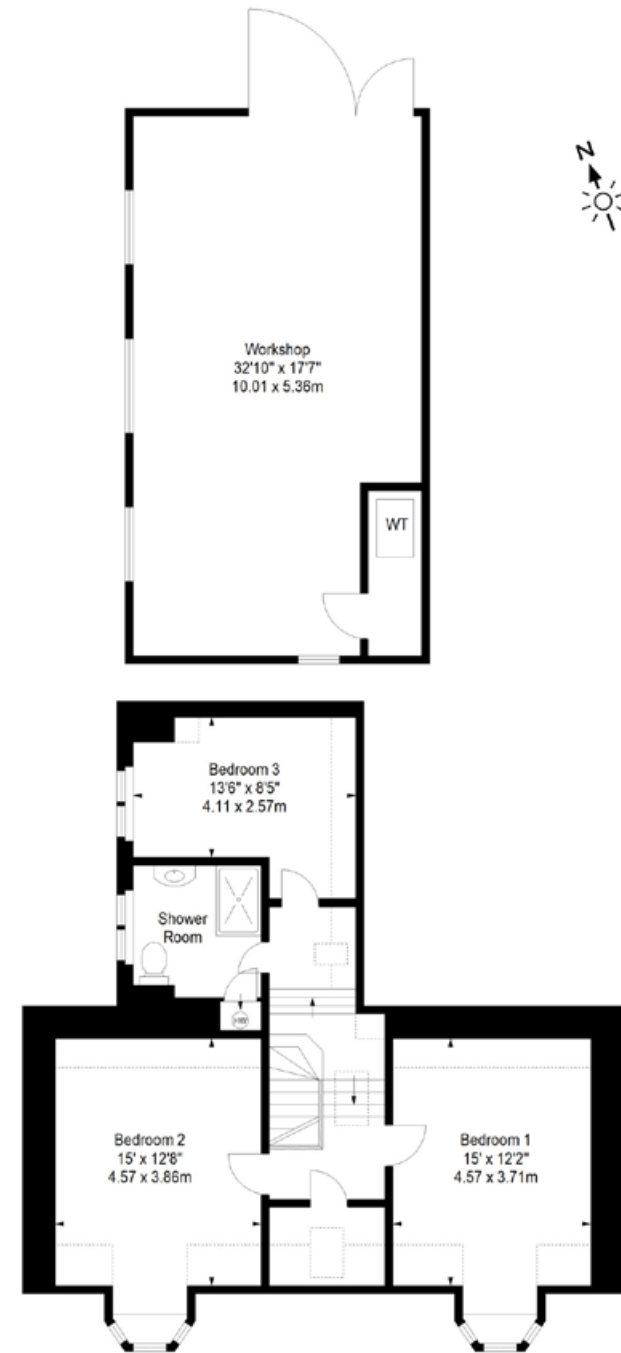
Approx. Gross Internal Area  
2455 Sq Ft - 228.07 Sq M

Workshop  
Approx. Gross Internal Area  
573 Sq Ft - 53.23 Sq M

For identification only. Not to scale.  
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Ground Floor



First Floor





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PLEASE RECYCLE