



Knockolochie Farmhouse, Pitcaple, Aberdeenshire

Knockollochie Farmhouse

Pitcaple, Aberdeenshire
AB51 5HN

A traditional granite farmhouse in a rural location with far reaching views

Inverurie 6 miles, Aberdeen Airport 19 miles,
Aberdeen 23 miles

Sitting room | Dining room | Study | Dining
kitchen with pantry | Laundry | Boot room

Master bedroom with ensuite shower room
Bedrooms 2, 3, 4 & 5 | Family bathroom

Traditional outbuilding/games room | Three
garden sheds | Terrace

Attractive mature grounds

About 1.2 acres

EPC band E

The property

Knockollochie Farmhouse is an atmospheric family home in a beautiful rural location yet close to Inverurie and within an easy commute of Aberdeen. Far reaching views can be enjoyed from the property across the surrounding farmland.

The traditional farmhouse exudes charm and has an inviting ambiance with open fires in the two reception rooms, a wood burning stove in the kitchen in an inglenook granite fireplace and an original stained glass inner door. The accommodation is well proportioned with two bright reception rooms at the front. The farmhouse kitchen has a range of fitted units and a gas hob with electric oven and the rear hall area with a boot room and utility room offers practical space for modern living.









Upstairs there are 4 double bedrooms and a single bedroom. The master has an ensuite shower room. A second staircase to the kitchen adds to the appeal.

The vendors have upgraded the granite and slate property; recent works include a new roof with extensive insulation and repointing.

Outbuildings

The former granite and slate pigsty has been converted and is currently used as a games room. There is power, light and electric heating. There are also three garden sheds.

Outside

The sellers have created a beautiful, mature garden. There are two distinct areas with the more formal garden adjacent to the front of the property. This area has been reinstated as a traditional farmhouse garden with beech hedging and a pond. Beyond the formal garden is a park area which comprises expansive lawns with trees including crab apple, oak, rowan and gear.

Location

Knockolochie Farmhouse is in a small settlement of houses in a rural position. The adjacent steading has been developed in to 5 properties and the former mill is also a family home. The location, 23 miles northwest of Aberdeen and 6 miles from Inverurie makes it an ideal base to commute to Aberdeen, Dyce and Westhill. Aberdeen Airport is 19 miles. Primary schooling is at Chapel of Garioch Primary School and secondary schooling is at Inverurie Academy. Aberdeenshire Council provides transport to the schools. The amenities in the area are exceptional. Inverurie is a vibrant market town and a popular commuter town with a railway station allowing frequent services to Aberdeen and beyond, three supermarkets (including a Marks & Spencer), restaurants, a garden centre, hotels, health centre, dentists, library, banks and retail parks. Sporting facilities include tennis, cricket, an 18 hole golf course, fishing on the rivers Don and Ury with mountain biking and hill walking available nearby.



General

Services: Mains water, private drainage, oil fired central heating. Broadband and Sky.

Entry: Early entry by arrangement.

Household Contents: carpets and white goods are included in the sale.

Local Authority: Aberdeenshire Council (North), Gordon House, Blackhall Road, Inverurie, AB51 3WB. Tel: 01467 620981

Council Tax: Knockolochie Farmhouse has been assessed for Council Tax purposes as Band F.

Solicitors: Peterkins, 60 Market Place, Inverurie, AB51 3XN, Tel 01467 672800

Offers: Offers should be submitted in Scottish Legal form to Messrs. Strutt & Parker, St. Nicholas House, 68 Station Road, Banchory, Kincardineshire, AB31 5YJ. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Rights of way, wayleaves and easements:

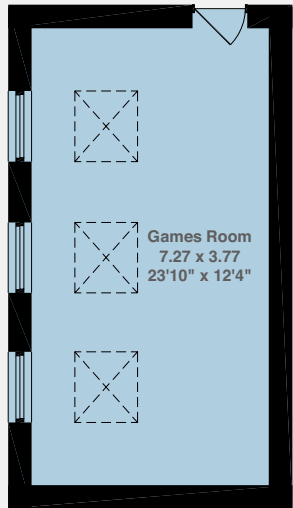
The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker; therefore prospective purchasers must satisfy themselves as to their working order.

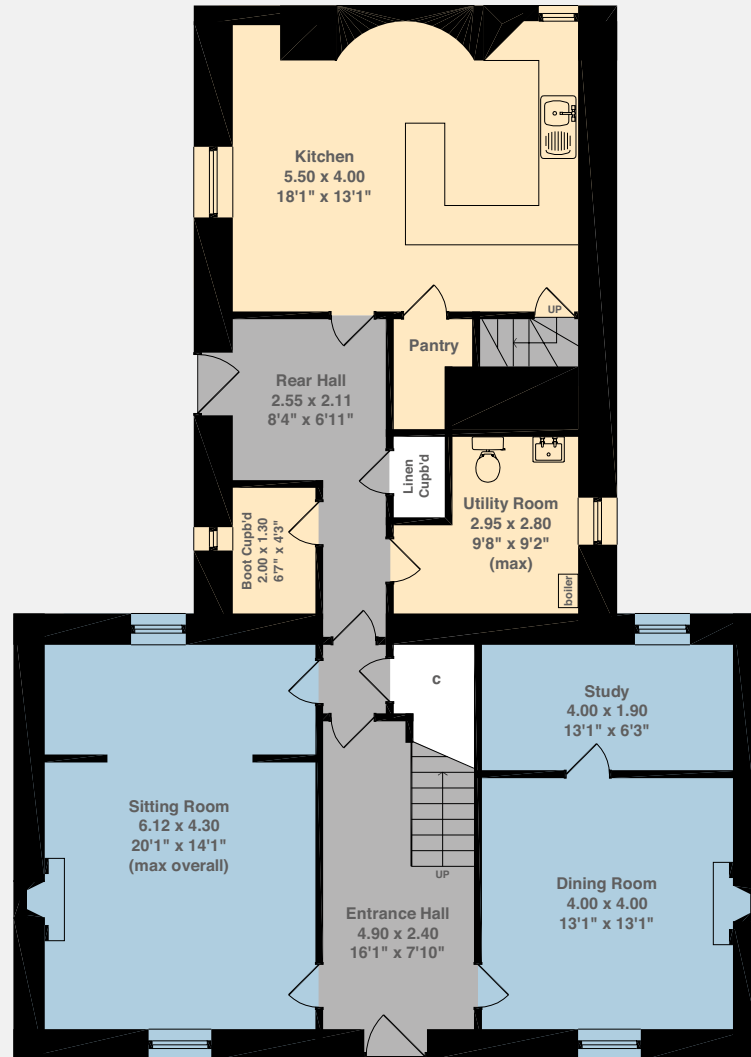
Special Conditions of Sale

1. The purchaser(s) shall within five days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten per cent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller(s) reserves the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above the Royal Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of foregoing rate of interest. In the event of the purchaser(s) failing to make payment of the balance of the purchase price on the due date being of the essence of the contract, the seller(s) shall be entitled to resile from the contract. The seller(s), in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the seller(s) shall account to the purchaser(s) for any balance thereof remaining in his hand.

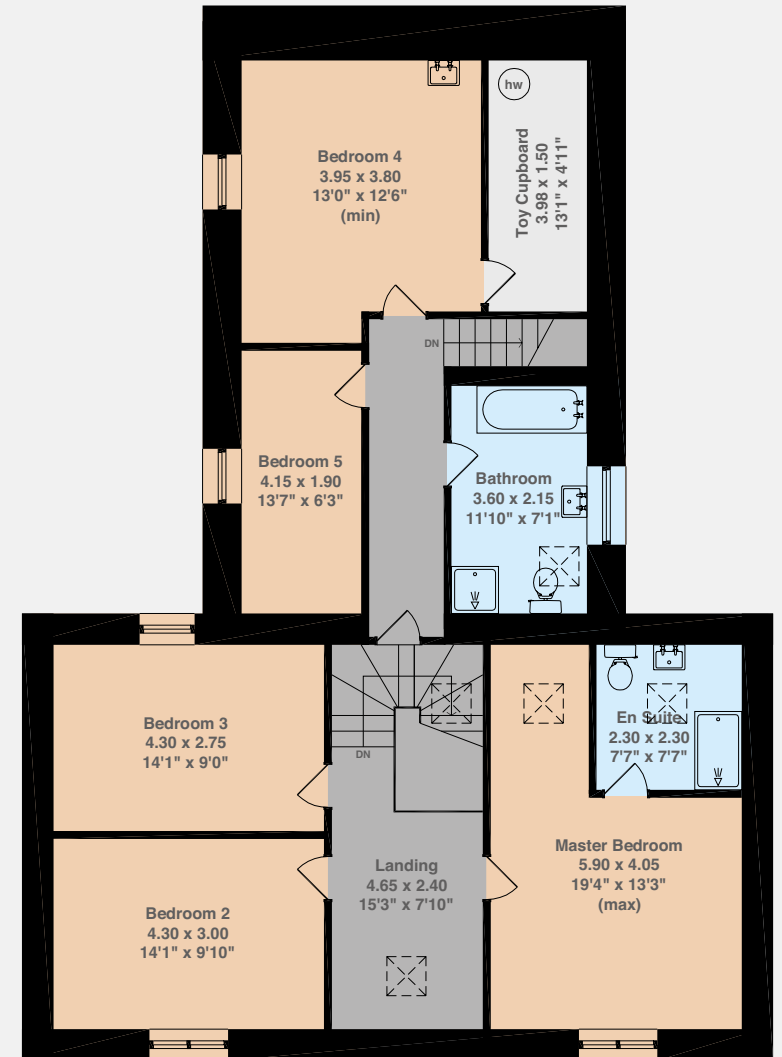




Proximity and position of House to Games Room - not to scale



Ground Floor



First Floor

- The Property will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether formally constituted or not affecting the subject of sale.
- The seller(s) shall be responsible for any rates, taxes and other burdens and for the possession and for collection of income prior

to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller(s) and the purchaser(s) as at the said date of entry.

- The minerals will be included in the sale of the property only insofar as the seller(s) has rights thereto.

Directions

From Aberdeen take the A96 north. Five miles beyond Inverurie pass under the railway at traffic lights. One mile further on, just after a 'P' sign, turn left: signed 'Knockollockie'. Continue under the railway bridge up the tared drive. Knockollockie Farmhouse is the first property on the right.

Viewing: Strictly by appointment through Strutt & Parker LLP.



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50 offices across England and Scotland,
including 10 offices in Central London

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