



THE STABLES | BALHAGAN EQUESTRIAN | BRUNTYARDS | BANFF | ABERDEENSHIRE



THE STABLES,

BALHAGAN EQUESTRIAN, BRUNTYARDS, BANFF,
ABERDEENSHIRE

A modern, generously proportioned, well-appointed family home with a successful equestrian business with enviable facilities and in set in approximately approximately 12 acres (4.86 Ha) of delightful Aberdeenshire countryside.

Banff 5 miles (8km), Turiff 9 miles (14km), Aberdeen 45 miles (73km), Inverness 79 miles (126km)
All distance are approximate.

Accommodation

Ground Floor: Vestibule, hall, living room, kitchen/dining/family Room, bedroom 4/study, utility room, cloakroom, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, separate WC.

Exterior: The garden surrounding the house is predominately laid to lawn. The equestrian provisions are all completed to a very high standard and include an all-weather arena, a modern portal framed barn and stabling for 13 along with all the facilities you would anticipate from a BHS (British Horse Society) Approved equestrian yard.

Situation

The nearby town of Banff has a large rural catchment area and consequently has a good range of services including Banks, Supermarket, wide range of local shops as well as the Museum of Banff, the oldest museum in Scotland north of Perth, fine architecture and nearby is Duff House, one of Scotland's finest classical houses designed in 1740 by William Adam. Other activities within a short drive is the Macduff Marine Aquarium, Fordyce Visitor Centre and Huntly outdoor centre which offers skiing and snowboarding. There are also two golf courses. There is of course a range of outdoor activities on your doorstep including walking, cycling, fishing and field sports.

Aberdeen, and its International Airport, lie approximately 40 miles away minutes' drive to the southeast. Whilst originally founded on fishing over the past 40 years Aberdeen has become synonymous with North Sea Oil and is now a prosperous and thriving city whose economy is underpinned by the Oil and Oil Services Industries. In addition to a wide range of retail facilities and cultural opportunities Aberdeen has a good choice of Private Schooling as well as two Universities and numerous leisure and recreational opportunities. Aberdeen Airport also offers a wide range of domestic and international flights and there are Intercity Rail connections southwards from Aberdeen.

Description

The Stables, built in 2017, is an attractive single storey house finished externally in a rough cast render under a pitched tiled roof. It is set back from the road and is neatly positioned centrally within the grounds. The house was built by the existing owners to an exacting standard throughout with attention to detail, shown at every turn.





A part glazed door provides access into the welcoming vestibule with its tiled flooring and large coat hanging recess with oak surround. A design led opaque glass door leads through to the hall. The living room is double aspect with views over the garden and to the hills beyond. Oak flooring runs throughout with the central focal point being the Centura, 5kw wood burning stove with Caithness slate hearth and complimented by an oak surround and a high-level mantel. The proportions of the room are carefully considered, making it suitable for more formal occasions or just day-to-day living.

The kitchen/dining/family room is the central hub to the house with its generous proportions and an aspect providing views over the paddocks to the front. The kitchen is completed to a high standard with a comprehensive range of floor and wall mounted kitchen units. Appliances include a Smeg 7-ring gas hob, double oven, grill and proving drawer with extractor fan above, Neff integrated dishwasher and Smeg fridge and a one and half bowl sink and drainer with mixer taps. There is ample room for both a large dining table as well as casual seating. A 14 KW Stovax wood burner has the added functionality of heating radiators

and a thermal store heating system, with an oak mantel above. The room is endorsed by the use Brazilian slate to the floor.

The master bedroom suite has a double aspect to the front with views over the paddocks and to the south and east. The en-suite shower room includes a large shower with deluge shower head, stylish circular 'His & Her' wash hand basins with tiled splashbacks and is finished in travertine tiled flooring. There are two further double bedrooms, both with built-in wardrobes. The family bathroom is well presented with a roll tap bath with handheld shower attachment and a large shower with deluge shower head and handheld shower attachment. There is a wash hand basin with cupboard below and WC with the bathroom suite complimented by a stylish polished tiled floor. Completing the accommodation at this end of the house is a study/bedroom 4 with an aspect over the rear garden and to the paddocks with the hills beyond.

The utility room, located off the kitchen/dining/family room, is well appointed with a range of floor and wall mounted kitchen units, a Smeg washing machine and tumble dryer and finished with a granite style roll



top work surface. There is a one and a half bowl stainless steel sink and the flooring is finished with a continuation of the Brazilian slate. A door leads out to the rear of the property with the room providing ample space for storage of outdoor clothing and boots. Located off the utility room is the cloakroom that comprises a pedestal wash hand basin and WC.

Balhagan Equestrian

Balhagan Equestrian is run as a successful equestrian business which is BHS (British Horse Society) approved. The facilities are extensive and include the features you would anticipate from a well-run livery yard. A particular, noteworthy feature is the 40m x 23m sheltered, all weather arena. The area surrounding the arena has been thoughtfully designed for convenience with six looseboxes, a minimum 12'6" x 12' as well as a solarium box. In addition, there is a feed room, a large tack room and WC facilities.

There is a modern 15m x 18m portal frame shed that includes another six loose boxes with ample room for hay and straw storage and workshop area.

The grounds in total extend to approximately 12 acres which is split into a similar number of paddocks thus providing the opportunity for individual horse turnout. There is a lunge pen, kennels and an outdoor grass arena.

Surrounding the house is predominately laid to lawn with space for car parking in front of the house. There is additional car parking for the equestrian yard which provides space for the livery and one day shows.

GENERAL REMARKS AND INFORMATION

Special Note

Planning condition: It is a planning requirement that the occupancy of the dwelling house shall be limited to a person employed full time at Balhagan Equestrian Services.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is AB45 3QT.

Fixtures and Fittings

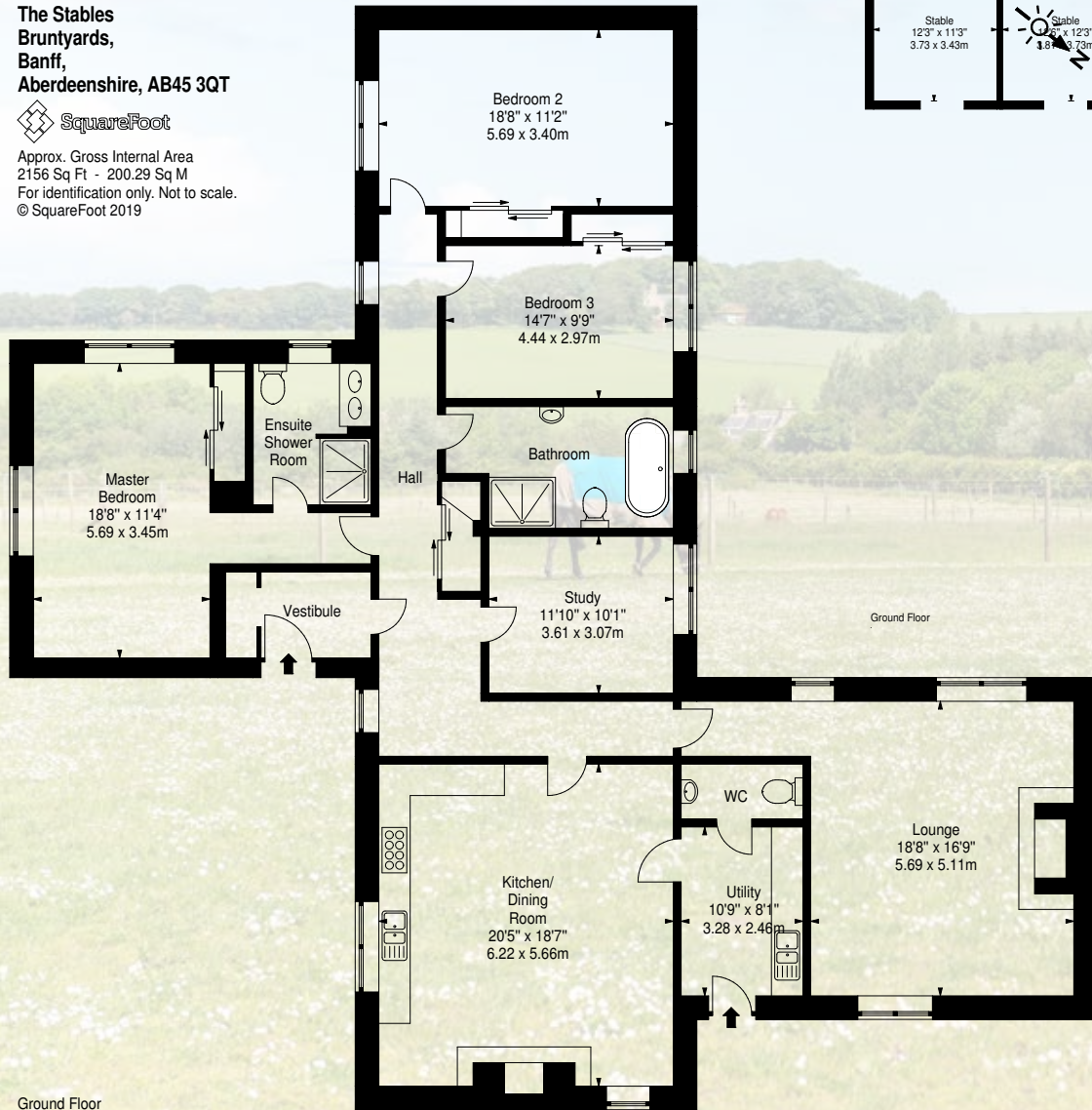
Only items specifically mentioned in the particulars of sale are included in the sale price.



**The Stables
Bruntyards,
Banff,
Aberdeenshire, AB45 3QT**



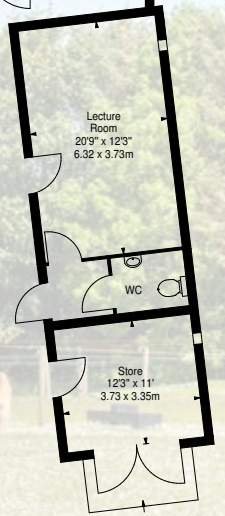
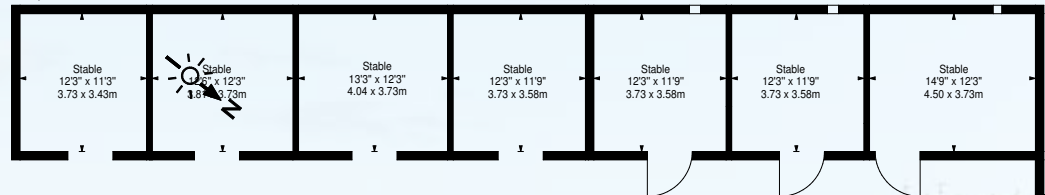
Approx. Gross Internal Area
2156 Sq Ft - 200.29 Sq M
For identification only. Not to scale.
© SquareFoot 2019



**Stable Block
The Stables
Bruntyards,
Banff,
Aberdeenshire, AB45 3QT**



Approx. Gross Internal Area
1568 Sq Ft - 145.67 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor



Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, mains electric, private drainage. Wood fired heating

Local Authority

Kirktonhill Road, Marykirk, Laurencekirk AB30 1UZ. Tel: 01674 840200

Burdens

Council Tax Band = F
Rateable value - £7,000 per annum

EPC Rating

Band D

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Solicitors

A & E A Brodie, 40 High Street, Banff, AB45 1AL. Tel: 01261 812 681

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





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Newcastle Upon Tyne

London