

Galbraith

BANKS FARM

RUTHVEN, HUNTLY, ABERDEENSHIRE



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A delightful smallholding in a tranquil and accessible setting

Huntly 6 miles ■ Keith 7 miles ■ Aberdeen 44 miles

Acreeage 32.2 acres (13 hectares)

Guide Price £525,000

- 2 reception rooms. 4 bedrooms
- A charming traditional farmhouse with accommodation over 2 storeys
- Many fine period features
- Beautifully maintained garden ground
- Traditional steading with scope for development
- Extensive grounds with grazing land and mature woodland

Galbraith

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 OnTheMarket





SITUATION

Banks Farm is located in a tranquil yet accessible position between Keith and Huntly in the county of Aberdeenshire. Located between Aberdeen to the south-east and Elgin to the north-west, Huntly is an 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. Aberdeen (about 44 miles) provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and an airport (about 39 miles) providing regular domestic and international flights.

DESCRIPTION

Banks Farm comprises a charming traditional farmhouse, steading and land, located in a quiet yet readily accessible position near Cairnie, between Huntly and Keith. Likely to date from the 1870's, the house is a larger than usual Banffshire Farmhouse and provides comfortable and well laid out accommodation of some 216m² over two storeys. On the ground floor, a boot room / spacious hallway with seating area and access to a cloak room (plumbed for a shower room but fittings not installed). An inner hall leads to a spacious dining kitchen with a stone flagged floor, larder and a solid fuel Rayburn that also helps heat water, and from the hall, there are doors to a utility room and the attractive dual aspect sitting room with a wood burning stove and double doors to a study. A door leads to the original front hall which has stairs to the first floor and a door to a lovely and bright living room / 4th bedroom. On the first floor, a landing leads to three good sized bedrooms and the family bathroom. The farmhouse appears to be in good order and has many of the features one would hope to find in a property of this age and character including open fireplaces, a wood burning stove, a stone slabbed floor and solid fuel Rayburn in the kitchen. The house has a wonderfully bright and airy feel for a traditional dwelling with several of the rooms having dual aspects. The dining kitchen, sitting room and living room / 4th bedroom are particularly appealing rooms. It is double glazed (apart from two dormer windows), heated using a mix of solid fuel (from the Rayburn) and oil.

ACCOMMODATION

Ground Floor:

Hall / Boot Room. Shower Room. Inner Hall. Dining Kitchen with Larder. Utility Room. Sitting Room. Study. Front Hall. Living Room / 4th Bedroom.

First Floor:

Landing. 3 Bedrooms. Bathroom.

GARDEN

Outside, the house is surrounded by a wonderful garden which was established by you some 20 years ago and which has been expertly curated over the years. Sheltered by mature beech hedging, the garden includes a wealth of plants and shrubs with various mature beds and borders, vegetable and fruit beds, a wide variety of mature trees (including many fruit trees), a pergola, trellis, several gravelled paths and areas of lawn. In addition, there are two aluminium framed greenhouses.

FARM BUILDINGS

Sitting adjacent to the house is a traditionally built steading which provides excellent storage as well as potential for development (subject to obtaining all necessary consents). Constructed of stone under a predominantly slate roof in a traditional 'C' shape, the steading includes various byres, stores and workshops and includes the original thresher and grain store. In recent years, the enclosed courtyard has acted as a wonderful safe haven for the owners poultry. Located opposite is a very useful covered former silage pit (about 24m x 14m).





LAND

In total, the grounds at Banks Farm extend to about 13ha / 32.2 acres and include two substantial fields, part of which have been planted with a variety of trees as well as offering potential for grazing horses and other livestock subject to installing fencing as necessary. The land sits between 100 and 140m a.s.l and has an easterly aspect and a wonderful outlook over the surrounding countryside. To the west lies a parcel of amenity woodland of mainly birch and other native broadleaves which screens and shelters the farm from the public road.

Whilst the farm is IACS registered, the vendors have not claimed for and do not own subsidy payment entitlement.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil and Solid Fuel	Band E	BT	EE & O2	F

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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 as satisfied themselves in respect thereof.

DIRECTIONS

From Keith, head eastwards along the A96 towards Aberdeen. After about 6 miles, turn left where signed to Cairnie and Ruthven and head north, by-passing the small hamlet of Cairnie for about 1.2 miles where the entrance to Banks Farm is located on the right hand side.

POST CODE

AB54 4ST

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: scale.youthful.facelift

SOLICITORS

Allan Black & McCaskie (Elgin)

BEAULY - BLACKHILLOCK - NEW DEER TRANSMISSION LINE

SSEN are at the planning stage of a 400kV overhead transmission line between Beauly, Blackhillock and New Deer. Various route options have been considered, one of which is a corridor of land lying to the south of Banks Farm. Further details are available on <https://www.ssen-transmission.co.uk/projects/project-map/beauly-blackhillock-new-deer-peterhead-400kv/>

LOCAL AUTHORITY

Aberdeenshire Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

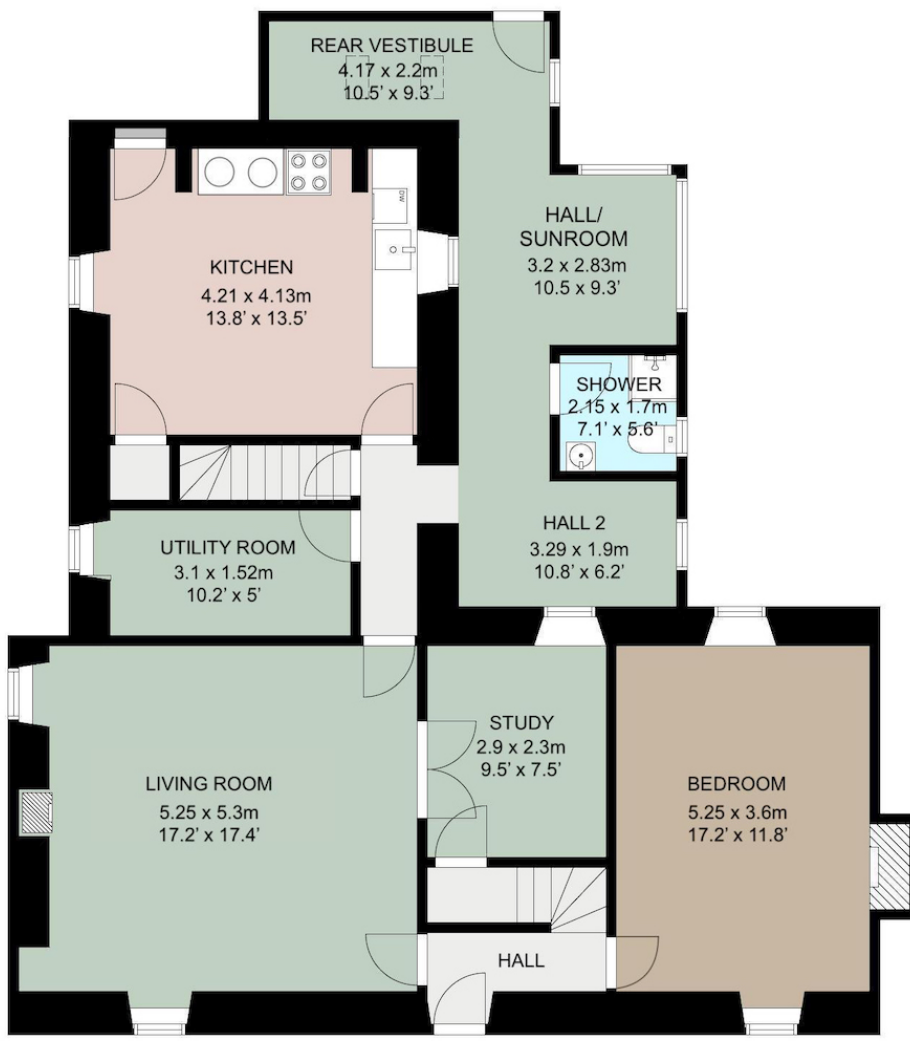
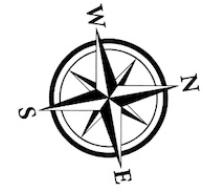
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

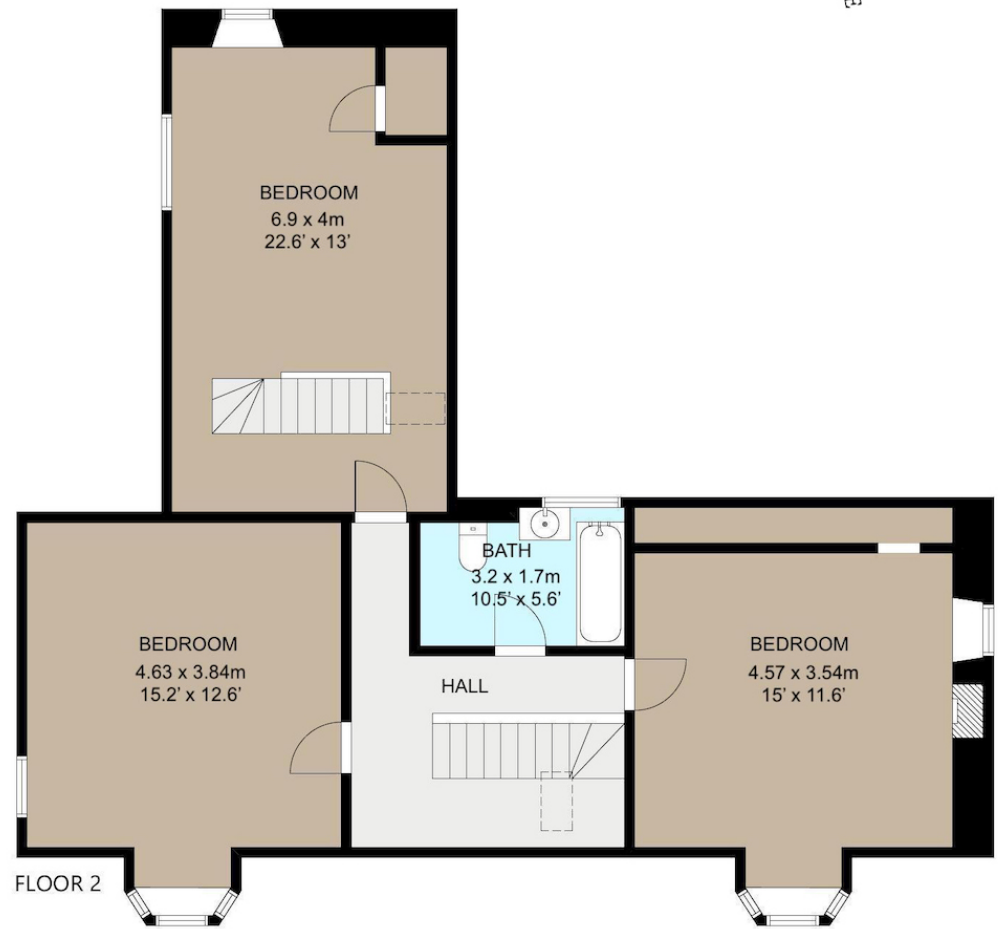
IMPORTANT NOTES

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





FLOOR 1

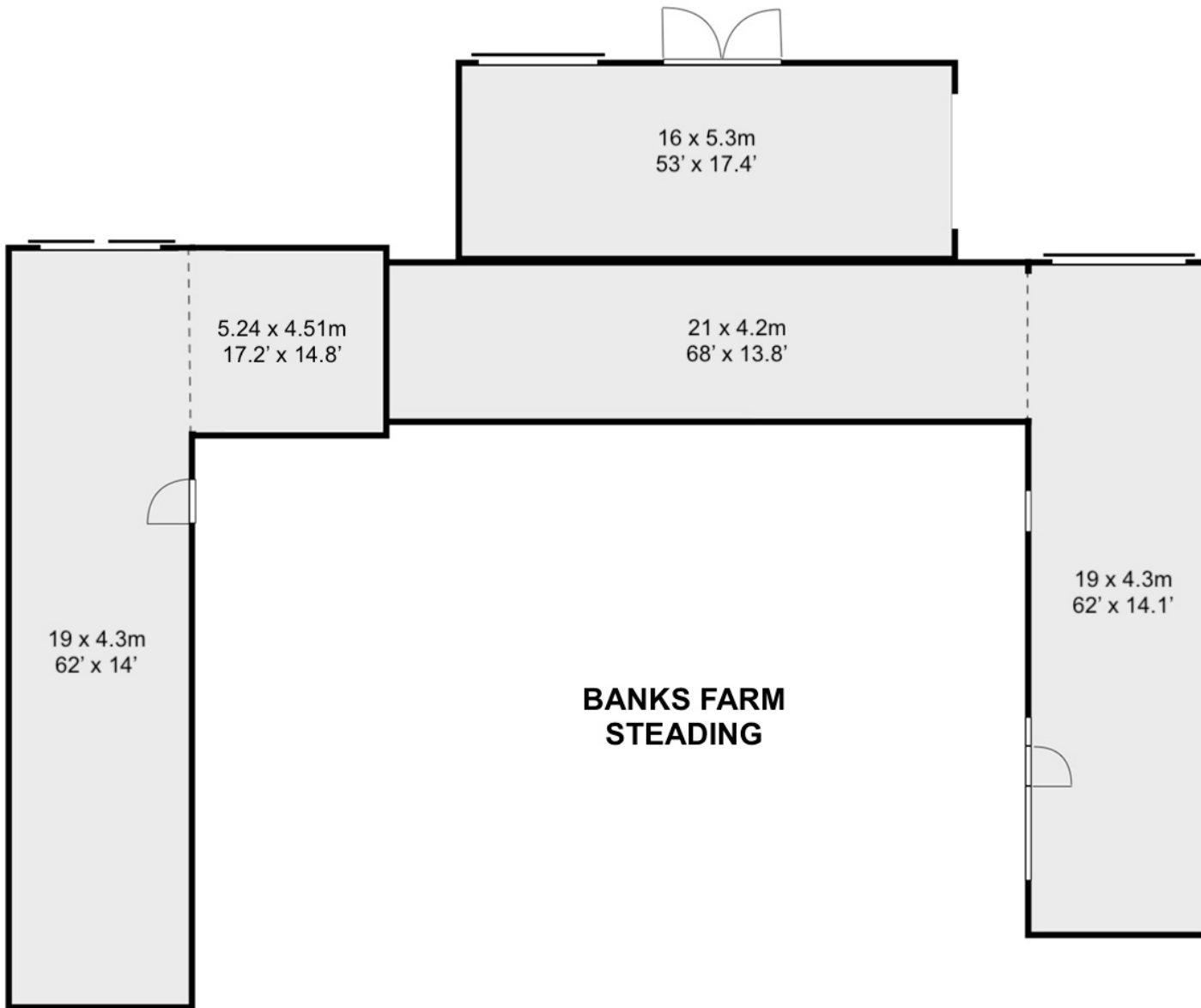


FLOOR 2

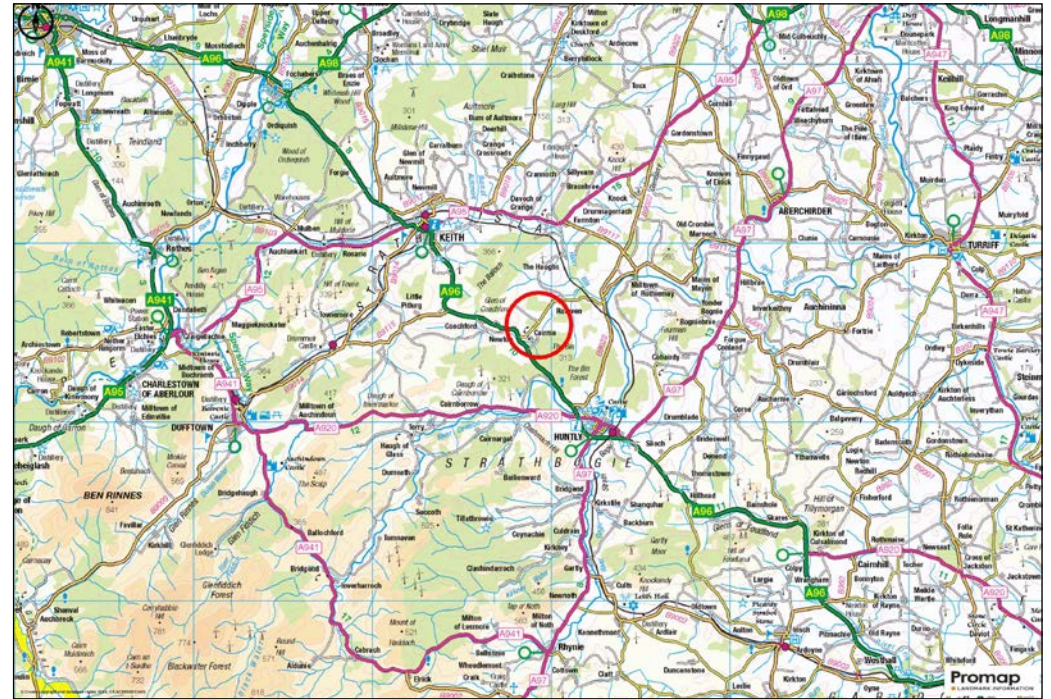
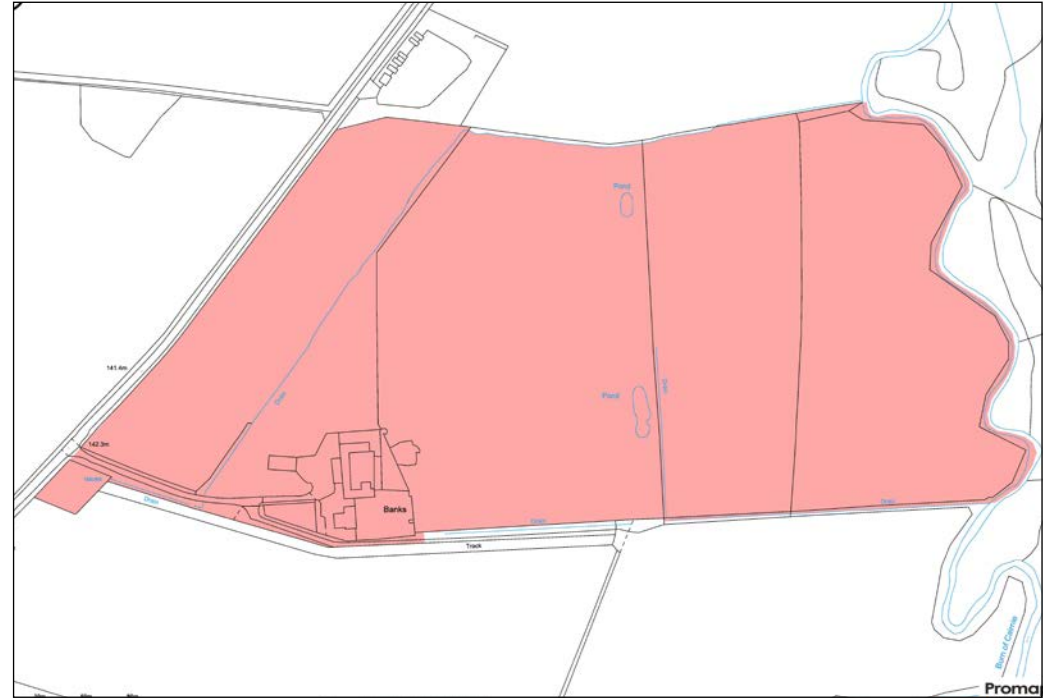
Banks Farm Ruthven, Huntky, AB54 4ST

Illustration for identification purposes, dimensions may vary. Not to scale.











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