



Galbraith

GALLOWHILL
GIGHT, ELLON, ABERDEENSHIRE

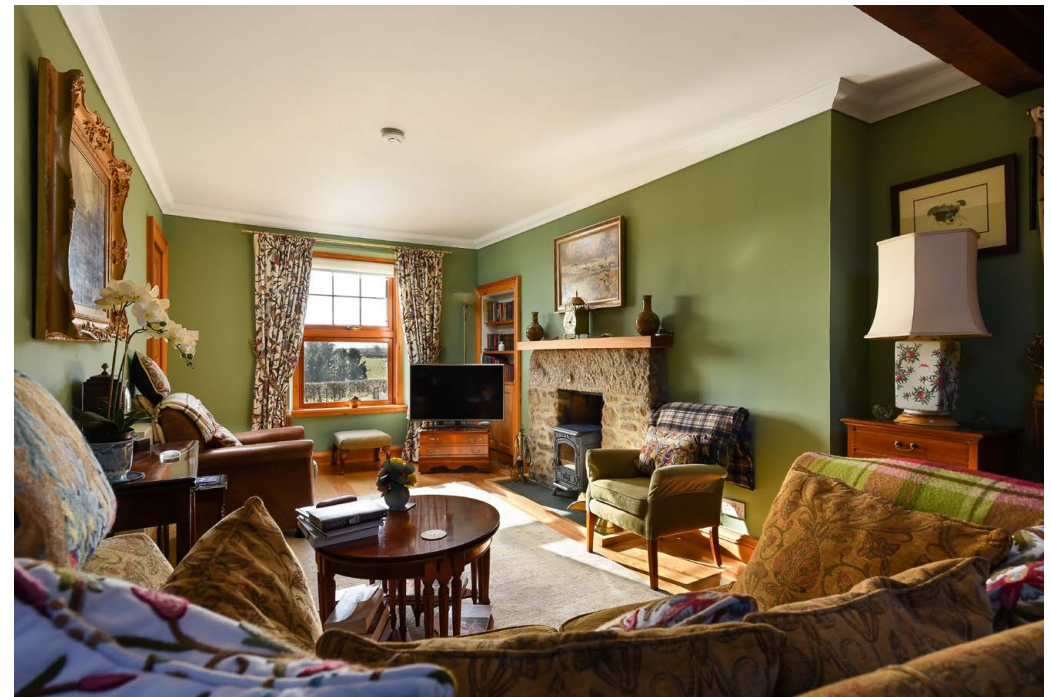


GALLOWHILL, GIGHT, ELLON, ABERDEENSHIRE

Superb detached farmhouse, outbuildings and around 39.07 acres of productive farmland & woodland.

Methlick 3 miles ■ Ellon 11 miles ■ Aberdeen 26 miles

- 3 reception rooms. 4 bedrooms
- Impressive lifestyle farm
- Farmhouse & immaculate garden grounds
- Modern steading complex
- Beautiful countryside location
- Around 39.07 acres (16.09 hectares)



Galbraith

Aberdeen
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aberdeen@galbraithgroup.com

 OnTheMarket



SITUATION

Gallowhill is located only 3 miles from the popular village of Methlick where there is a local Primary School and Nursery, hotel, shop and cricket grounds. Academy education is at the nearby Meldrum Academy. Ellon lies some 11 miles away and is a very popular town by the River Ythan with plentiful amenities including large supermarkets, restaurants, hotels and leisure and sporting complex.

Gallowhill is within easy commuting distance of Peterhead and Ellon, together with the new A90 dual carriageway into Bridge of Don, Dyce and Aberdeen. Furthermore the Aberdeen western peripheral route (AWPR) allows for easy access to the South of Aberdeen. Dyce also has a train station with links both North & South and Aberdeen International Airport is around a 45 minute drive away.

DESCRIPTION

Gallowhill has an idyllic countryside location, close to the village of Methlick, with beautiful open views and a feeling of space and privacy. The farm is approached by the private tree lined and tarred drive and there is a traditional detached 4 bedroom farmhouse with beautiful garden grounds and a well maintained detached steading building. The land in total extends to around 39.07 acres (16.09 hectares), and is mostly in permanent grass with water troughs in all fields and good fencing. The 5 acres of deciduous woodland was planted in 2013. For those with equestrian interests, Gallowhill would work exceptionally well given the superb outbuildings which could accommodate a large amount of stabling. The entire outdoor space at Gallowhill really does create endless opportunities and flexibility for any potential buyer to create their own wonderful countryside lifestyle.

FARMHOUSE

Gallowhill Farmhouse is a traditional stone built farmhouse with a south west aspect and beautiful tended garden grounds. The property has been exceptionally well maintained by the present owners, which includes an impressive extension in 1998. The accommodation over two floors comprises an entrance vestibule and entrance hall with quality hardwood flooring, which sets the theme throughout most of the ground floor. The sitting room overlooks the garden and has a



wood burning stove, as does the separate cosy family room. The formal dining room lies adjacent to the dining kitchen and has an oil fireplace. The dining kitchen is a wonderful room offering a 'country kitchen'. The solid Swedish pine units have granite effect resin worktops and the room is finished with limestone flooring. A hatch leads to a loft room, currently used as a home office. Also located on the ground floor are the main family bathroom with Jacuzzi bath, a separate shower room and finally the useful utility room, which leads through to the garage.

From the stairs to the east side of the property there is a large landing with two velux windows leading to two equally spacious double bedrooms with built in storage cupboards. Returning to the main entrance hall and continuing up the main staircase, you will find a lovely bright landing area. From here there are two very spacious double bedrooms and a modern cloakroom.

ACCOMMODATION

Ground Floor: Vestibule, hall, sitting room, family room, dining room, dining kitchen, bathroom, shower room and utility room.

First Floor: Bedroom 1, bedroom 2 & cloakroom. Bedroom 3 & Bedroom 4. Loft room above kitchen.

GARDEN GROUNDS

A tarred tree lined drive leads round to the property where there is plenty parking and entry to the integral double garage.

The south west facing garden grounds are beautiful tended by the present owners and offer an outdoor haven. The main grass lawn to the front of the house has flower beds encased by box hedging and stone dyke walls and enjoys stunning open views across the surrounding countryside. There is a kitchen garden enclosed by fencing and hedges, perfect for those looking to grow fruit & vegetables. To the west side of the house the garden continues and there is a path meandering through the young planted trees.

Dog kennel with run will remain.



LAND

The land extends to 39.07 acres (16.09 hectares) and is mostly in permanent grass and includes 5 acres of woodland. . All fields have good fencing and there is water troughs in all fields. According to The James Hutton Institute a majority of the land is classified as Grade 3(2).

The 5 acres of woodland was planted around 2013. Predominantly deciduous trees including Birch, Ash, Oak, Cherry & Alder and the annual grants expire in 2027.

OUTBUILDINGS

Large multi-use steading building sits to the east of the main house and could be used for a multitude of uses. The building has water, power and has a usable weigh crusher.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Gallowhill	Private	Mains	Septic Tank	Freehold	Oil CH	Band D	Band D

New central heating boiler fitted in February 2024

Solar panels are fitted to the steading building roof and are connected directly to the electricity meter.

BASIC PAYMENT SCHEME (BPS)

All the farmland is registered for IACS purposes and the farm code is 66/080/0102. The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller and are included in the sale of the land. Payments relating to the year 2024 will be apportioned between seller and buyer. Upon occupation of the subjects of sale the buyers will be required to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2024 for the rest of the scheme year.

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie AB51 3WB. Telephone 01467 533200.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel:0300 244 6822.

DIRECTIONS

From Methlick follow signs for Fraserburgh continuing over the bridge over the Ythan, then turn immediately left on to the B9005 signposted for Fyvie. Remain on this road for around 3 miles then turn right signposted 'Greens 4 miles'. Take this road and continue up the hill for around 0.25 of a mile and turn left signposted for 'Sunnybrae'. Turn left onto this minor road for 500 yards and turn left again down a farm track. Continue straight down this track for around 0.25 of a mile into Gallowhill.

POST CODE

AB41 7JA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///indulges.special.conspire

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 March 2024



Gallowhill,
Gight,
Ellon,
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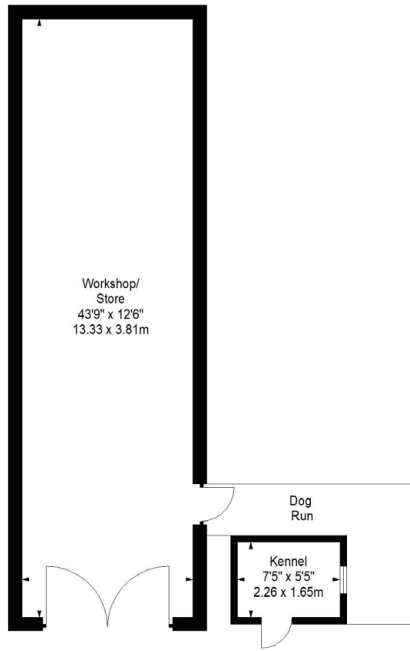
Approx. Gross Internal Area
2928 Sq Ft - 272.01 Sq M
(Including Garage)

Loft

Approx. Gross Internal Area
98 Sq Ft - 9.10 Sq M
Workshop & Kennel

Approx. Gross Internal Area
594 Sq Ft - 55.18 Sq M

For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



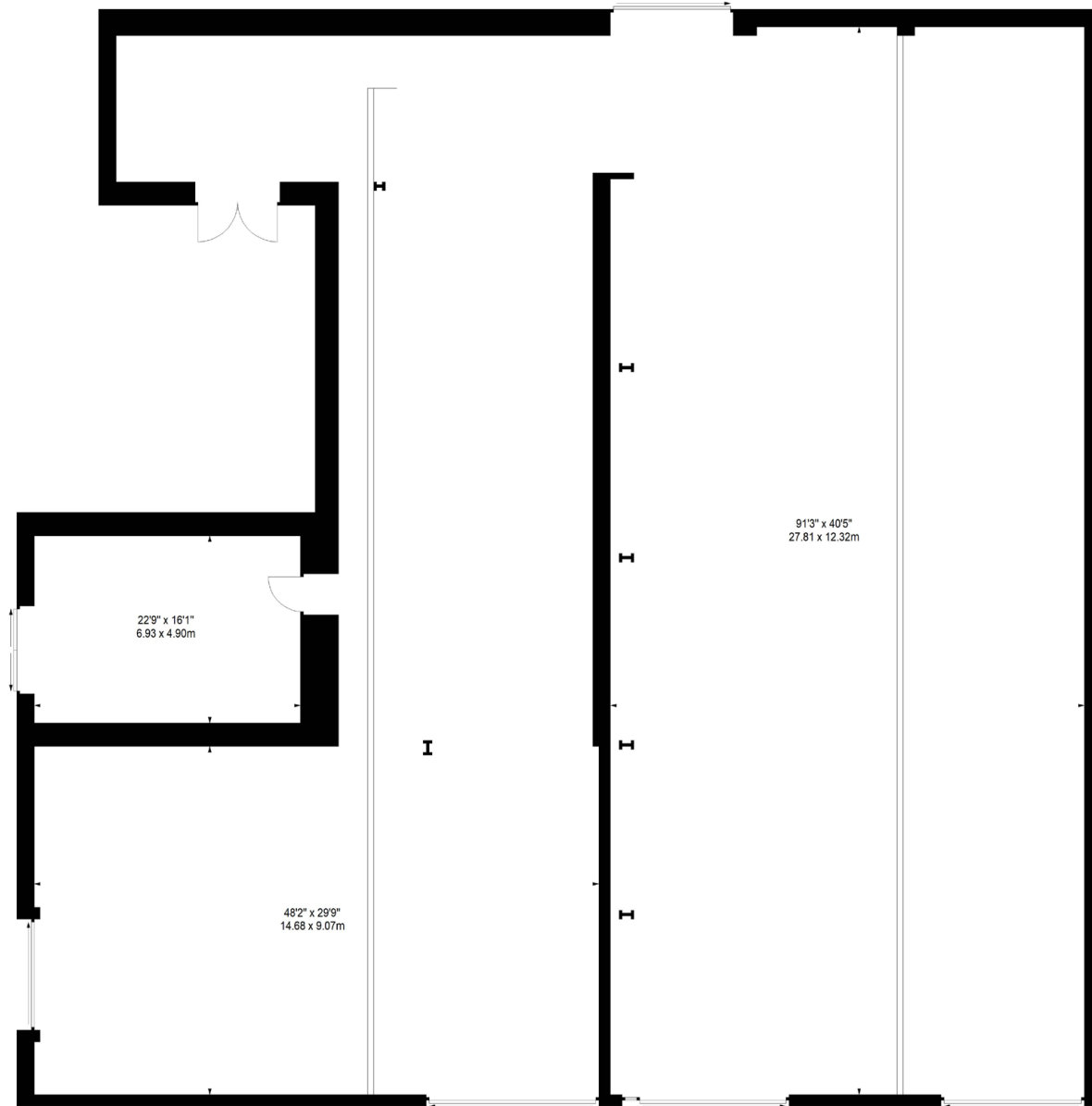
First Floor



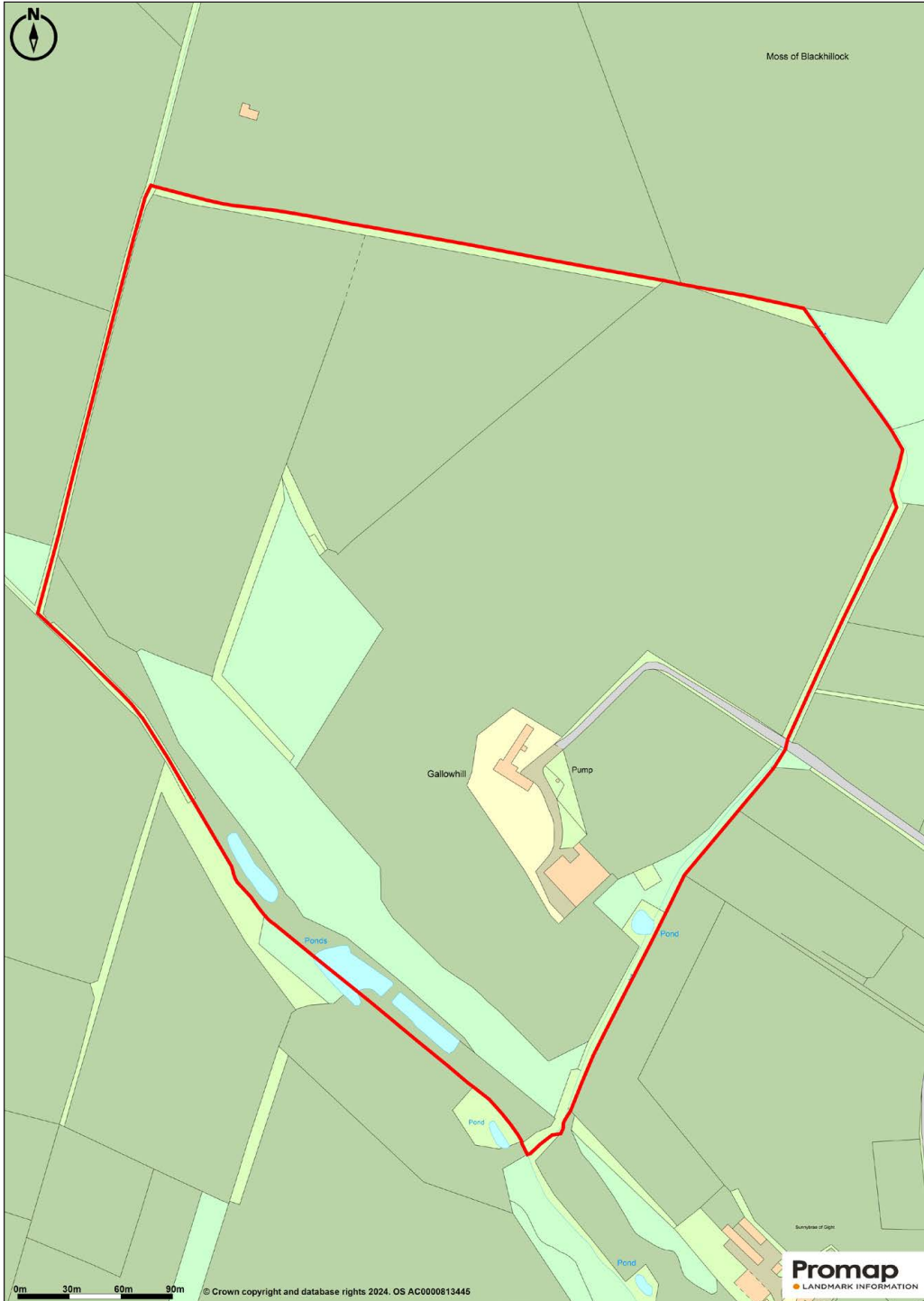
Out Building,
Gallowhill,
Gight,
Ellon,
Aberdeenshire, AB41 7JA



Approx. Gross Internal Area
7324 Sq Ft - 680.40 Sq M
For identification only. Not to scale.
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Ground Floor





Galbraith



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PLEASE RECYCLE