

**Galbraith**



# **UPPER STRATHELLIE FARMHOUSE**

FRASERBURGH, ABERDEENSHIRE







# UPPER STRATHELLIE FARMHOUSE, FRASERBURGH, ABERDEENSHIRE

Traditional detached farmhouse with steading and around 56 acres of agricultural land

Fraserburgh 5 miles ■ Peterhead 13 miles

Aberdeen Airport 42 miles

## Acreage 56 acres

- 3 reception rooms. 3 bedrooms
- Substantial parcel of land ideal with a variety of purposes
- Uninterrupted rural views in every direction
- A range of versatile outbuildings
- Generously proportioned rooms over two levels
- Rural setting with good access to nearby amenities

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com





## SITUATION

Located just a short drive from Fraserburgh, this property benefits from a tranquil rural setting with stunning open views, yet remains accessible to local amenities, schools, and transport links. The surrounding area is renowned for its rich agricultural heritage, beautiful coastlines, and close-knit community atmosphere. Situated within the scenic landscapes of Aberdeenshire's north coast, Lonmay is a peaceful rural parish located just a short drive from the bustling town of Fraserburgh, known for its open skies, rich agricultural heritage, and proximity.

Lonmay is a small rural community surrounded by farmland with rural countryside views, ideal for those seeking a quiet, traditional lifestyle in a naturally beautiful setting. The village itself is steeped in history and enjoys a serene environment, making it particularly appealing to families, outdoor enthusiasts, or those looking to escape the pressures of urban life. The nearby A90 and A952 provide excellent road links to Fraserburgh, Peterhead, Mintlaw, and Aberdeen, while the Fraserburgh-Peterhead coastal corridor offers convenient access to local services and employment opportunities. Just 8 miles north of Lonmay, Fraserburgh is a vibrant coastal town known for its strong fishing heritage, busy working harbour, and stunning sandy beaches. The town provides a full range of amenities, including supermarkets, local shops, and restaurants. Primary and secondary schools are well catered for and there is a medical centre and community hospital. Leisure facilities include a swimming pool, golf course, and sports centre. Cultural attractions include the Museum of Scottish Lighthouses and historic Kinnaird Head Castle. Fraserburgh's long sandy beach, coastal walks, and nearby nature reserves make it a haven for walkers, birdwatchers, and surfers alike.

## DESCRIPTION

Nestled in the heart of the Aberdeenshire countryside, this traditional one and a half storey detached dwellinghouse offers the perfect blend of rustic charm, privacy, and versatility. Situated in the peaceful rural settlement of Lonmay, just a short distance from Fraserburgh, the property enjoys an idyllic setting surrounded by open fields and rolling farmland proving an ideal retreat for those seeking tranquillity, space, and scope for agricultural or lifestyle ventures. Built in a classic North East Scottish style, this attractive stone-built home offers spacious and adaptable living with versatile interiors. The farmhouse is accessed via an unmade track and upon approach there is ample parking to the rear of the farmhouse and a detached garage.

The property is entered either via a rear vestibule with small office off the side or via the 'mudroom' both providing a practical space for coats, boots, and outdoor gear, ideal for a working farmhouse. From here, you step into the heart of the home. There is a spacious and welcoming dining kitchen which combines traditional charm with functionality and features ample space for family dining, a range of fitted units, and countryside views, making it the perfect place to gather and entertain. To the front of the house lie two generously proportioned public rooms, both offering comfortable living spaces. The main sitting room is bright and inviting, centred around a traditional fireplace and ideal for relaxing evenings. The second public room offers versatile use whether as a formal lounge, snug, home office or playroom and enjoys views over the surrounding gardens. To the front of the property, a conservatory with polycarbonate clad roof provides an additional light-filled living area, offering views of the garden and countryside beyond. This tranquil space is ideal for enjoying the changing seasons and adds a seamless connection between indoor and outdoor living. A large shower room completes the ground floor accommodation.

The layout of the farmhouse provides both flexibility and charm, well-suited to family living, entertaining, or simply enjoying the peaceful rural surroundings. The upper level of the farmhouse is accessed via a traditional staircase from the central hall, leading to a bright landing area with a large storage cupboard. There are two well-proportioned bedrooms on this floor, each offering a peaceful and private retreat with unspoiled views over the surrounding countryside. The principal bedroom is a generous double room, filled with natural light from a large window, and offers ample space for free-standing furniture. The room provides a comfortable and serene setting. The second bedroom, also a double, enjoys similar countryside outlooks and benefits from a spacious layout, making it perfect for guests, children, or extended family.





The third bedroom is accessed via a separate staircase and is situated above the kitchen. It is situated off its own private landing and is a charming well-proportioned room, with potential for a variety of uses depending on family needs. All bedrooms retain a cosy farmhouse feel, with tasteful décor and scope for modernisation to suit personal tastes. This upper-level layout provides a practical and traditional living arrangement, complementing the flexibility of the home's ground floor accommodation.

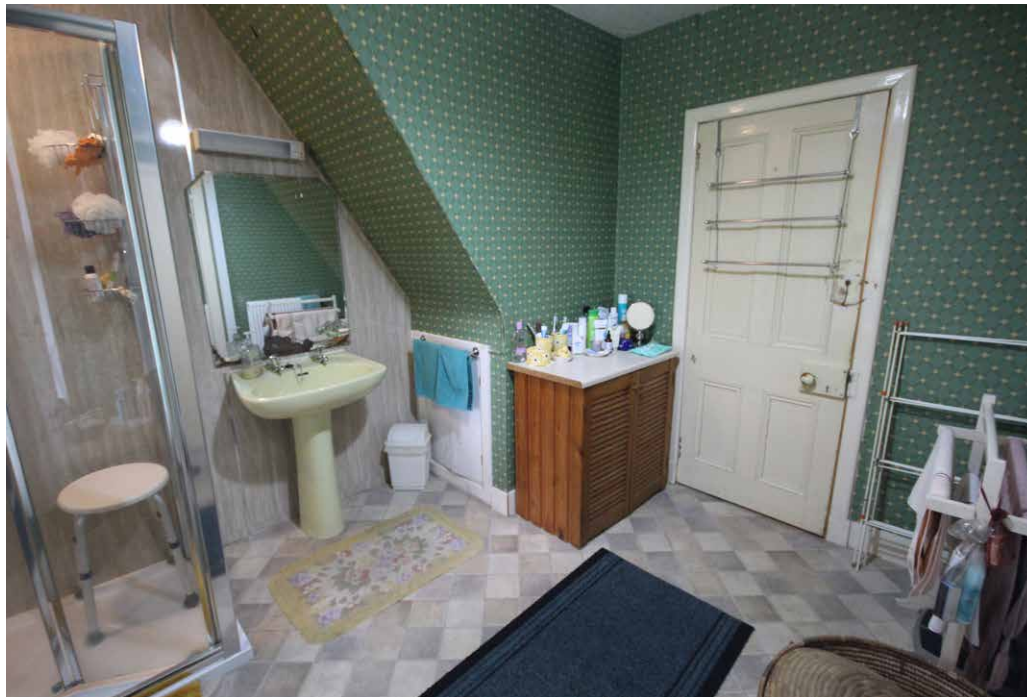
#### ACCOMMODATION

Ground Floor - Conservatory, inner hallway, lounge, sittingroom, dining kitchen, large shower room with w.c., and rear vestibule.

First Floor - Three bedrooms (in two separate sections).

#### GARDEN AND GROUNDS

The property is set within a level and expansive site, offering a harmonious blend of garden ground, a practical courtyard, and productive agricultural land. The garden surrounds the dwellinghouse, providing a peaceful and private outdoor setting that complements the rural character of the home. It is predominantly laid to grass, interspersed with a variety of mature trees and established shrubbery, adding both visual interest and natural shelter. Traditional stone dykes form the boundary of the garden, enhancing its charm and offering a sense of enclosure without obstructing the surrounding countryside views. Adjacent to the steading lies a courtyard area, well-suited for parking, storage, or agricultural access, creating a natural transition between the house and the outbuildings. Beyond the formal garden and courtyard, the property opens out to the adjoining agricultural land, which forms part of the overall 56-acre holding. This combination of neatly maintained garden ground, functional space, and open farmland offers an ideal setting for those seeking a lifestyle property, smallholding, or simply a peaceful home in the heart of the Aberdeenshire countryside.





To the rear of the property lies a detached single car garage. Access is provided via an electrically operated metal roller door, offering secure and convenient entry. The garage is fully equipped with electric power and lighting, making it suitable not only for vehicle storage but also as a workshop or utility space. A short distance from the house stands a substantial traditional “U”-shaped steading outbuilding, typical of the North East of Scotland’s rural architecture. Built from stone walls with a slated roof, this impressive structure offers extensive floor space, part of which has attic space and significant potential for a variety of uses. Currently used for general agricultural purposes, the steading presents excellent opportunities for conversion (subject to planning) into additional accommodation, holiday lets, workshops, stabling, or a rural enterprise. Together, the garage and steading complement the farmhouse beautifully, adding both functional value and development potential to this already exceptional rural property

**LAND**

The property includes a substantial 56-acre landholding, comprising predominantly agricultural fields that lie adjacent to, and are bordered by, neighbouring farmland, 12 acres of which have been hand-planted with hardwood trees which are 35 years in maturity. The land is largely level to gently undulating and benefits from a peaceful rural setting, with open views across the surrounding countryside. Divided into well-defined fields, the boundaries are mostly post and wire fencing. This versatile land is thought suitable for a range of uses, including grazing and livestock rearing, arable or rotational cropping, equestrian purposes or smallholding use.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	LPG	Band D	G

**POST CODE**

AB43 8XS

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hugs.scrolled.verge and choose the Fraserburgh Option

**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.



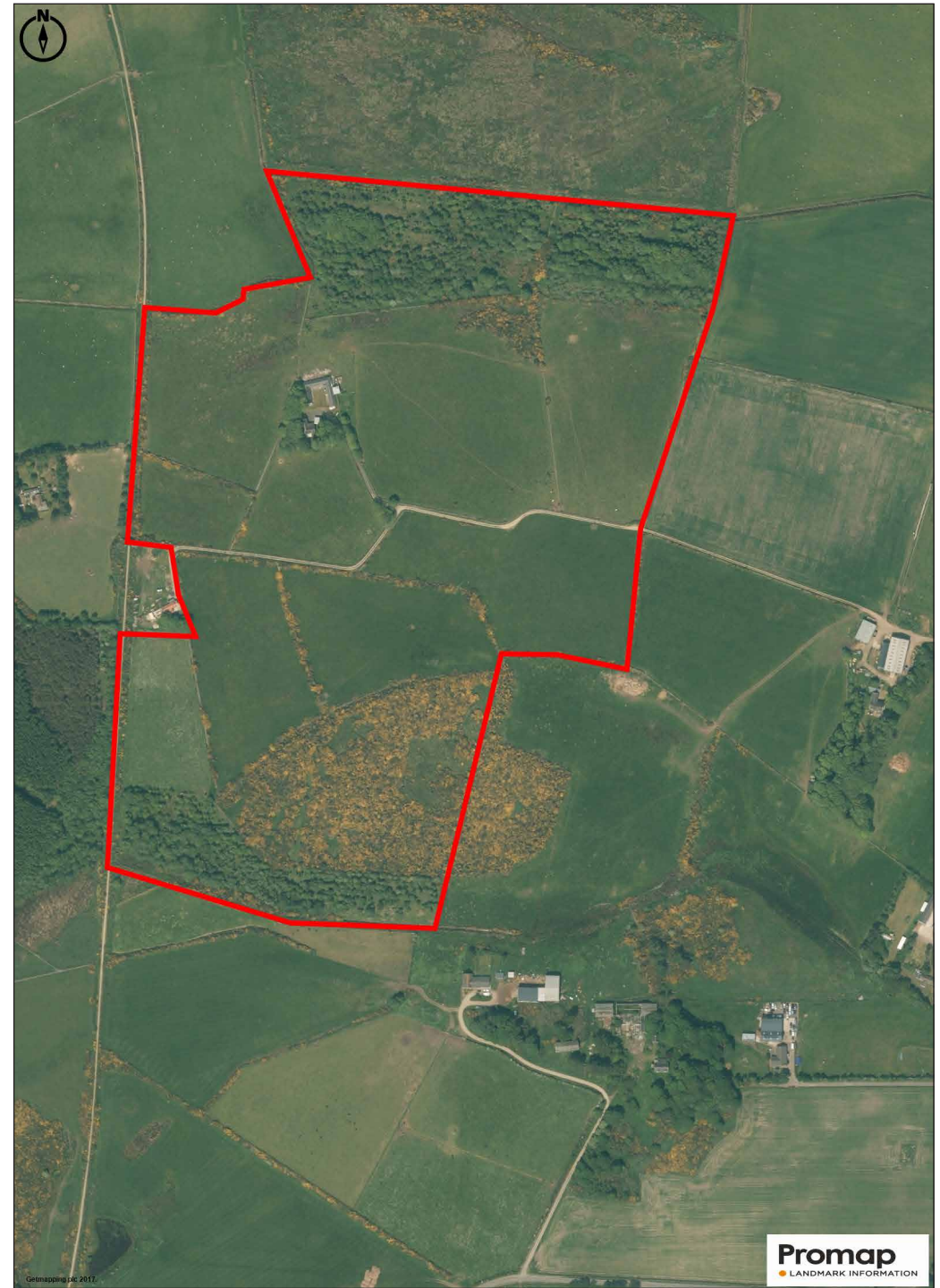






### IMPORTANT NOTES

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 July 2025







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