

**BEECHFIELD HOUSE**  
EAST KNOCK, MINTLAW, PETERHEAD

**Galbraith**



## BEECHFIELD HOUSE, EAST KNOCK, MINTLAW, PETERHEAD

Impressive, detached house, with stables, former menage, range of large outbuildings, garaging, pond and around 14 acres of beautiful paddocks and landscaped garden grounds.

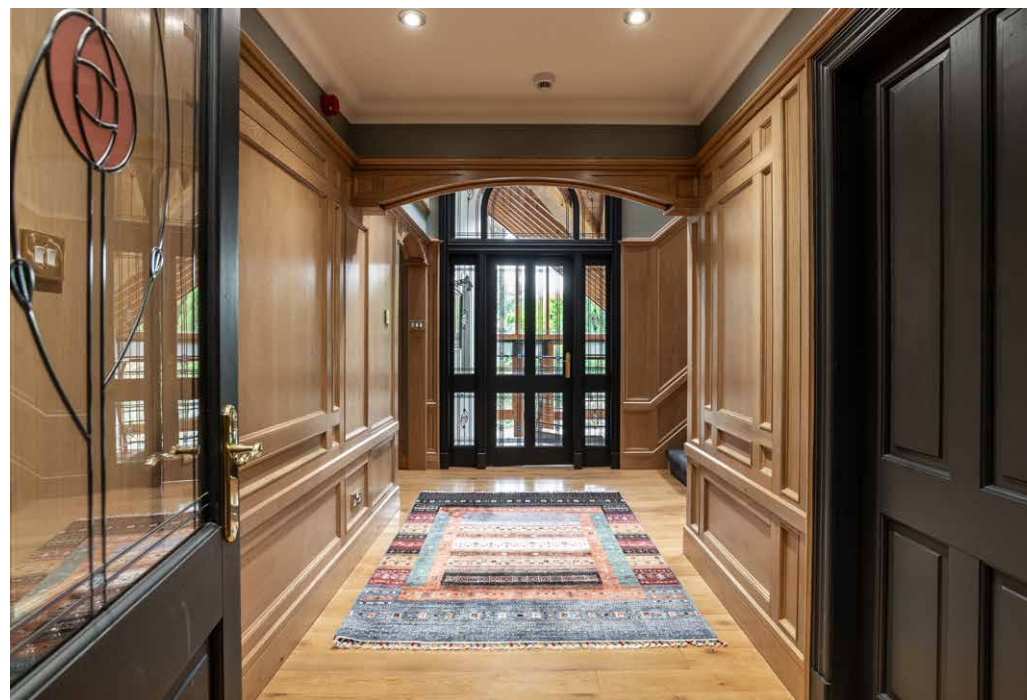
Mintlaw 2 miles ■ Peterhead 9.2 miles ■ Aberdeen City 28.3 miles

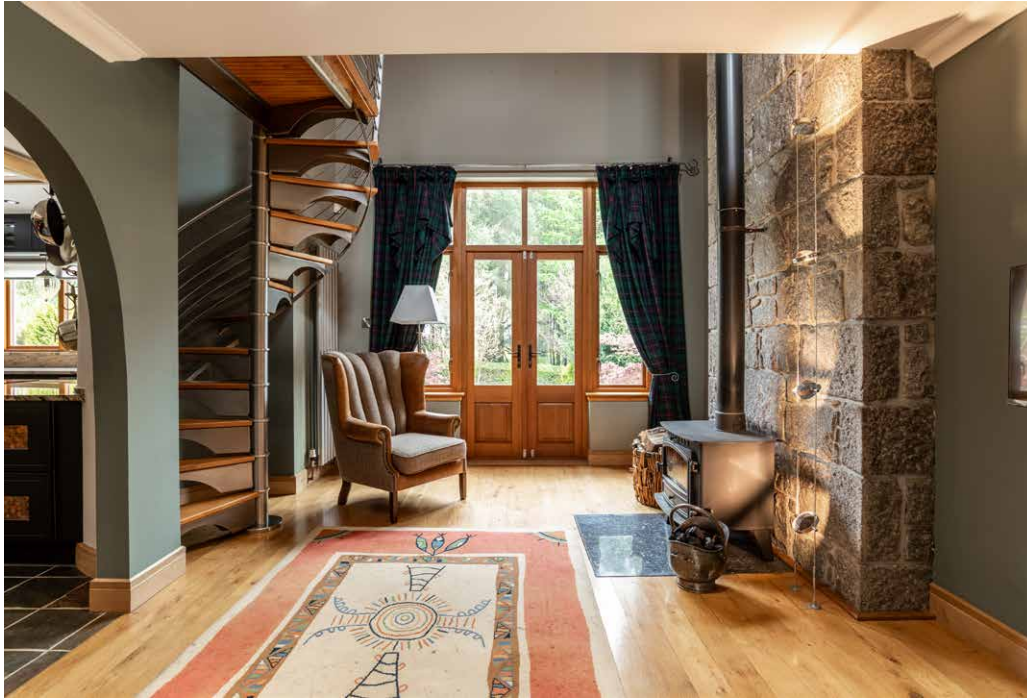
**Offers Over £1,000,000**

- 4 reception rooms. 5 bedrooms
- House, outbuildings and around 14 acres
- High level of privacy and gated driveway
- Delightful pond and mature garden grounds
- Paddocks, stables and former menage
- Potential for home business or event use

# Galbraith

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com





### SITUATION

Beechfield House is located on the edge of Mintlaw and the renowned 230-acre Aden Country Park in which provides beautiful scenic woodland walks with a heritage centre, restaurant, playground and campsite. Situated in the heart of rural Aberdeenshire, the stunning rolling countryside is a popular location for those looking to escape the hustle and bustle of city living and enjoy the great outdoors. Nearby is the village of Mintlaw, which provides Primary and Secondary education and a good number of local amenities. A choice of Private schools in Aberdeen are easily reached by bus from the Mintlaw Exchange bus stop. There are also many excellent golf courses nearby and local salmon and trout fishing opportunities. Beechfield House is ideally positioned approximately 15 minutes from the start of the new AWPR near Ellon and is well placed for the industrial estates of Bridge of Don, Ellon and Dyce, and to the north, Fraserburgh, Peterhead and St Fergus. Aberdeen is approximately 30 miles, providing excellent transport links with a main line railway station and is host to an airport providing both domestic and international flights. Mintlaw Exchange bus station provides excellent links to the surrounding area as well as to Aberdeen and beyond.

### DESCRIPTION

Understood to have been built in 2000, this bespoke home is a truly original property, designed and crafted by the current owner, with a wealth of superb features including, underfloor heating at ground level to the extension, Sonos music system to the living room, bedroom and bathroom. Remote controlled velux windows and blinds and a Lutron lighting system. The accommodation has a versatility second to none. The paddocks, landscaped garden grounds, outbuildings and equestrian facilities offer a wonderful outdoor lifestyle all within an extremely private setting. Located to the South of Mintlaw, ample amenities are available in proximity as are many commuting routes, with Aberdeen Airport just half an hours drive away. The mature landscaped gardens and pond offer an oasis of comfort with relaxation and entertainment uppermost.

Detached and spanning over two floors, the property has been extended in 2010 and offers versatile yet luxurious accommodation at every turn. The exterior of the property is a timber pitch roof with slated roof and the build is solid concrete block with pointed granite quoins. Windows and doors



are timber design fitted with double glazed units and the facias and soffits are also timber. A blend of build materials has been used in the interior of Beechfield House including glass, metal and timber which contrast throughout many of the rooms, creating attractive decorative features.

The hand crafted front exterior door sets the tone for this one-of-a-kind property and the expansive home offers multiple spaces for a large family or for those who enjoy entertaining. The vestibule opens onto a spacious hallway where a WC and study are located. A stylish timber panel and ornate metal balustrade staircase leads to the upper level. An open doorway from the vestibule guides you to a warm and inviting sitting room where the ceiling transcends the upper floor creating a wonderful lofty ambience. The feature wall of hand-crafted wooden shelving and stonework is really special and the authentic church bell inset adds to unique essence of the home. A set of French doors leads to a stone patio. The real heart of the home is the kitchen dining room with snug set on semi open plan. A comprehensive range of contemporary wall and base mounted units host integrated appliances, offering a striking and most unique finish. A marble topped peninsular unit is the ideal social cooking and entertaining hub including inset drinks fridge and induction hob. Stepping away from the kitchen diner, the snug is a peaceful room with a set of French doors allowing access to outside and a high ingress of natural light to flood in. The sleek metal and timber spiral staircase leads to the upper level. A few steps down and the dining room is equally an attractive and most useful room. versatile in location within the interior, this room could have a variety of uses as desired and features a working fireplace with timber surround. The elongated windows and set of French doors frame the landscaped gardens beautifully. Completing the ground floor is the large sunroom which is warm and inviting space to relax and enjoy the views to the garden grounds. Two sets of French doors allow access out on the surrounding patio area.

Ascending to the upper level the hallway gives access to most of the bedroom accommodation. The exquisite master bedroom is located above the sitting room on the ground floor and features a glass balcony and view to below. A staircase connects the two rooms, and the master bedroom also benefits from access to a large balcony terrace from where the wonderful gardens can be fully enjoyed. The master bedroom also has a sleek and contemporary jack and jill en-suite bathroom. Bedrooms three, four and five are well appointed double rooms with views to the gardens and

fitted wardrobe space. Bedroom two is an exceptionally large room with walk in wardrobe space as well as an ensuite shower room and access to a second balcony. With an excellent balance of practical living, contemporary design and flexible living/ entertaining spaces both inside and out along with the three significant metal clad agricultural buildings and the timber clad studio and equestrian facilities this home offers the full package.

**ACCOMMODATION**

Ground floor - Entrance vestibule, hall, living room, sitting room, family room, dining kitchen, sun lounge, bedroom/study and cloakroom with WC

First floor - Bedroom with en suite shower room, 4 further bedrooms and bathroom with WC.

**GARDEN GROUNDS**

Beechfield House stands in approximately 14 acres of garden grounds and and the electric gated entrance has an intercom system. The private driveway sweeps through the grounds flanked by trees. The pond area has been allowed to remain wild and natural enticing an array of natural wildlife and birds and access roads have been carefully created to meander through the grounds leading to various peaceful areas where the tranquillity can be fully enjoyed. There is plenty of parking to the front of the house and there is a second parking area also. The expansive and extremely well stocked gardens surround the house are a true testament to the homeowner as the site was originally a bare, every hedge, shrub and tree has been planted over the last 25 years and has grown the established gardens there is today. There is a well stocked orchard with apples, pears and plums and the pond is stocked with Orfe. There is a fleet of Husquarna lawnmowers installed throughout the grounds. Fenced grazing paddocks are ideal for equestrian enthusiasts and there are timber stables and a former menage area. A timber clad studio will remain as well as a large polytunnel. Set away from the house, a large work yard includes three substantial modern metal clad agricultural buildings which offer a wealth of business opportunities, it is worthy of note that the main driveway splits to allow access to these buildings away from the main house. There is also 13.4 KW Solar Panels with Tesla battery storage. Underfloor heating to the newest building and a hardwired security and alarm system for the property and outbuildings.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private Septic Tank	Freehold	Oil	Band	x

**POST CODE**  
AB42 5BU

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: conga.seriously.openings

**VIEWINGS**

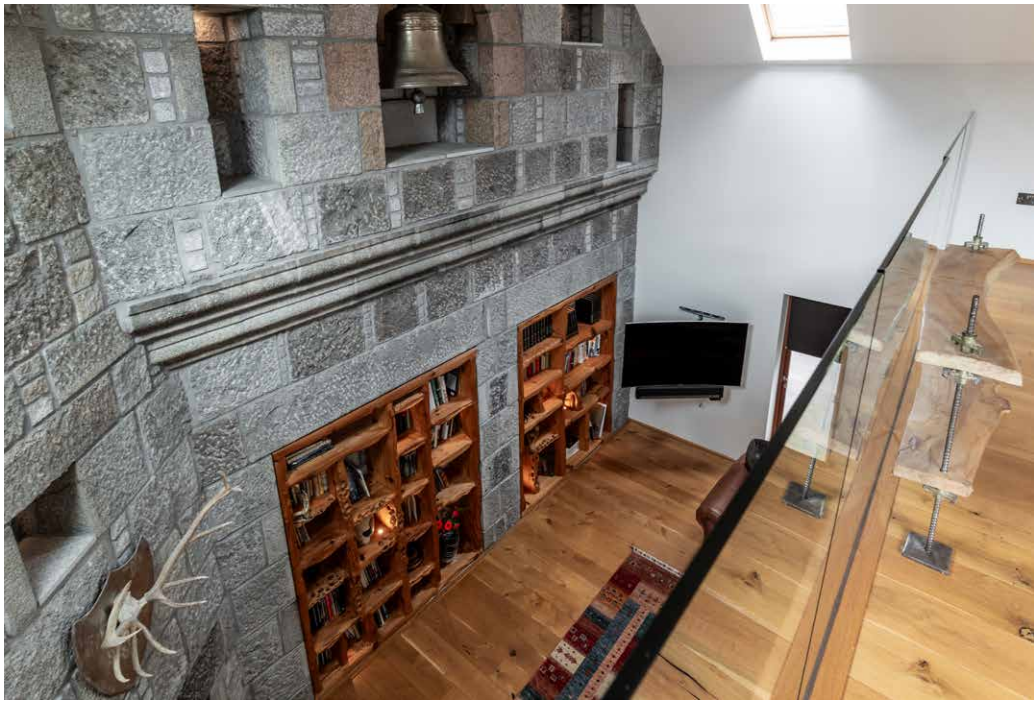
Strictly by appointment with the Selling Agents.

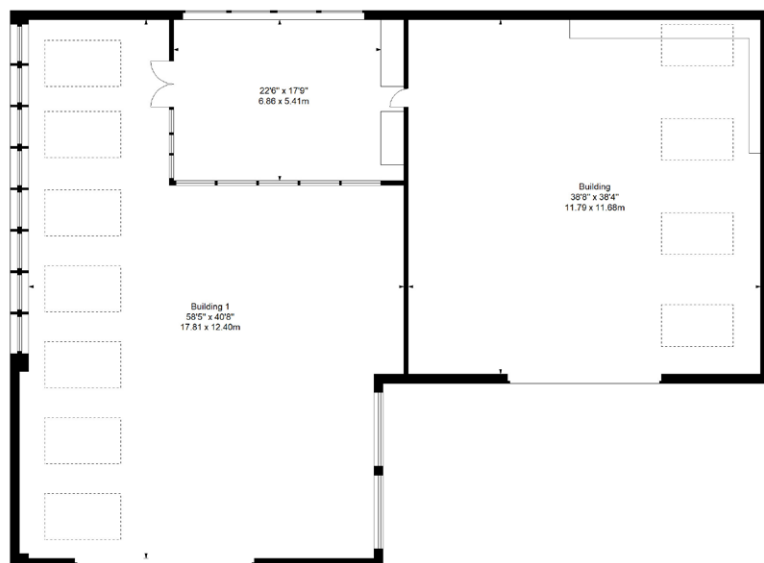
**ANTI MONEY LAUNDERING (AML) REGULATIONS**

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

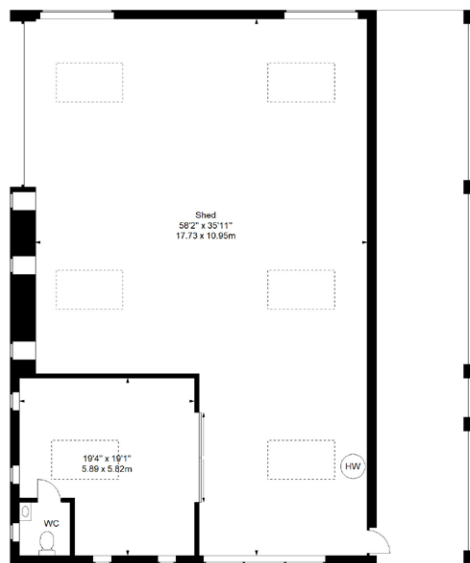
Failure to provide required identification may result in an offer not being considered.





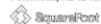


Ground Floor



Ground Floor

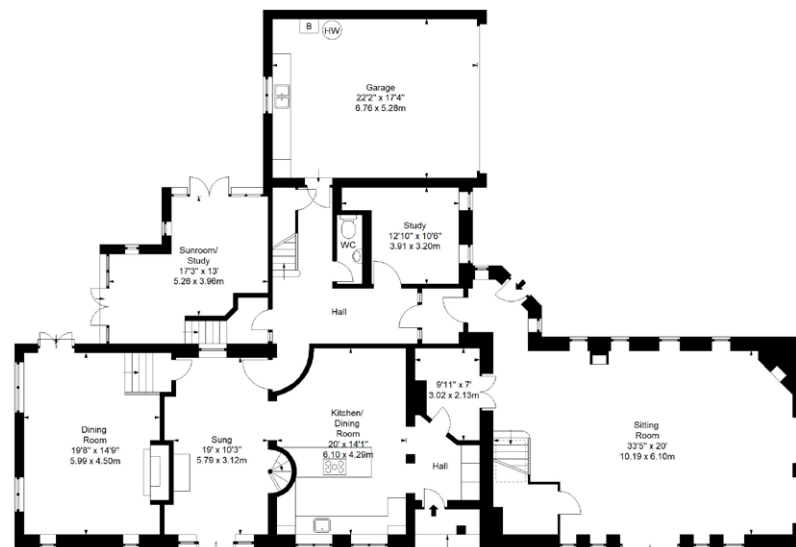
Beechfield House,  
East Knock,  
Mintlaw,  
Peterhead, AB42 5BU



Approx. Gross Internal Area  
4523 Sq Ft - 448.66 Sq M  
(Including Garage)  
Out Buildings  
Approx. Gross Internal Area  
6006 Sq Ft - 557.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



Ground Floor

#### 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 2025







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE