

Galbraith

**NEWMAINS OF EDINGARIOCH**  
PREMNAY, INSCH, ABERDEENSHIRE









## NEWMAINS OF EDINGARIOCH, PREMNAY, INSCH, ABERDEENSHIRE

Detached 3 bedroom traditional farmhouse with around 7.31 acres and excellent outbuildings & stables. All in a countryside location with beautiful open views.

Insch 3 miles ■ Inverurie 12 miles ■ Aberdeen 24 miles

- 2 reception rooms. 3 bedrooms
- Spacious traditional farmhouse
- Acreage 7.31 acres (2.96 hectares)
- 6 Paddocks, Large Arena and 6 Stables
- Quiet countryside location
- Excellent equestrian facilities
- Large workshop and storage Outbuildings



**Galbraith**

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 OnTheMarket





### SITUATION

Newmains of Edingarioch is located less than 1 mile from Auchleven and 3 miles from Insch, which is an increasingly popular small town with excellent amenities including local primary schools, nurseries, shops, doctors surgery and chemist. Insch also has regular bus and train services, ideal for commuting north to Huntly and South to Dyce or Aberdeen City Centre. Secondary education is provided nearby at either The Gordon Schools at Huntly or Inverurie Academy. Excellent hillwalking facilities are nearby on the Bennachie range and the surrounding area is superb for many outdoor sports.

Aberdeen is some 24 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

### DESCRIPTION

Newmains of Edingarioch enjoys an elevated and quite position in the Premnay area of Aberdeenshire, a short distance from the popular village of Insch. Beautiful open views across the surrounding rolling hills and countryside can be enjoyed from within the property and outside, offering an idyllic rural setting. The property is an ideal opportunity for those with equestrian interests or equally for those looking for active outdoor lifestyle with land and outbuildings for various uses. Interestingly, Newmains of Edingarioch also offers potential development opportunities.

The traditional stone detached farmhouse offers superb accommodation over two levels. The sitting room and dining room both enjoy aspects to the front of the farmhouse. These rooms both have open fires and offer spacious family living space. The kitchen is fitted with a good amount of storage units and worktops and has space for a dining table and chairs. From the kitchen



you enter the conservatory which is a lovely space to enjoy during the summer months and has patio doors to outside. The utility room is a handy room with an external door and completing the accommodation to the ground floor is the modern family bathroom. Upstairs there are two spacious double bedrooms, both overlooking the front with open views, and benefiting from built in wardrobes. The main bedroom lies to the rear and is exceptionally spacious. This principle bedroom also continues through to a very useful dressing room. All bedrooms are serviced by a well-appointed shower room.

To the south of the main farmhouse there are two traditional stone steadings. The first offers stabling for up to 6 horses, plus storage and workshop space. The second stone steading is currently used as a further workshop space, as garaging for various cars and for additional storage. These outbuildings offer excellent opportunities for various uses.

The boundary of Newmains of Edingarioch extends to around 7.31 acres in total. This includes two smaller paddocks lying closer to the house and a further 5.75 acres of paddock to the west, including an outdoor riding arena.

### ACCOMMODATION

Ground Floor: Entrance hall, sitting room, dining room, dining kitchen, conservatory, utility room and bathroom.

First Floor: Master bedroom with dressing room, bedroom 2, bedroom 3 & shower room.







### GARDEN GROUNDS

The farmhouse is surrounded by attractive and well maintained garden grounds, mainly laid to lawn. There is mature trees and hedges providing privacy and shelter to the garden.

### OUTBUILDINGS

Detached stone steading with profile metal sheet roof. This building offers excellent stabling for up to 6 horses. This building also incorporates a useful workshop area and has a lean to storage room with separate entrance.

A separate detached stone steading is currently used as a workshop and garage space.

There is a timber horse shelter within one of the paddocks.

### LAND

Adjacent to the outbuildings are two smaller paddocks and an area of ground ideal for accommodating a horse walker.

To the west are further paddocks extending to around 5.75 acres, which includes the 40m x 28m outdoor riding arena. There is the necessary right of access from the property to this land.

### HISTORIC PLANNING

To the south side of the current outbuildings there is a steading ruin. Historically there was planning for 3 new detached homes here and this planning has since lapsed. It's thought likely that planning could be granted again in the future, however it's the responsibility of any potential buyer to investigate this further with Aberdeenshire council planning department.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Newmains of Edingarioch	Private	Mains	Septic Tank	Freehold	Oil CH	Band E	Band E

### DIRECTIONS

From Aberdeen travel on the main A96 Aberdeen to Inverness road. Continue past Inverurie for approximately 5 miles and at the Oyne Fork turn left onto the road signposted for Inch. Approximately 4 miles along this road turn left signposted for Auchleven. Follow this road into the village and at the crossroads continue straight ahead. Continue for approx. 0.7 miles and turn left as indicated by our for sale sign. Continue up the track, turning right and continue up the hill. Newmains of Edingarioch is the second property on the left hand side.

### POST CODE

AB52 6PL

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///chilled.outsiders.narrating

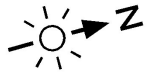
### VIEWINGS

Strictly by appointment with the Selling Agents.





Newmains of Edingarioch,  
Premnay,  
Insch,  
Aberdeenshire, AB52 6PL



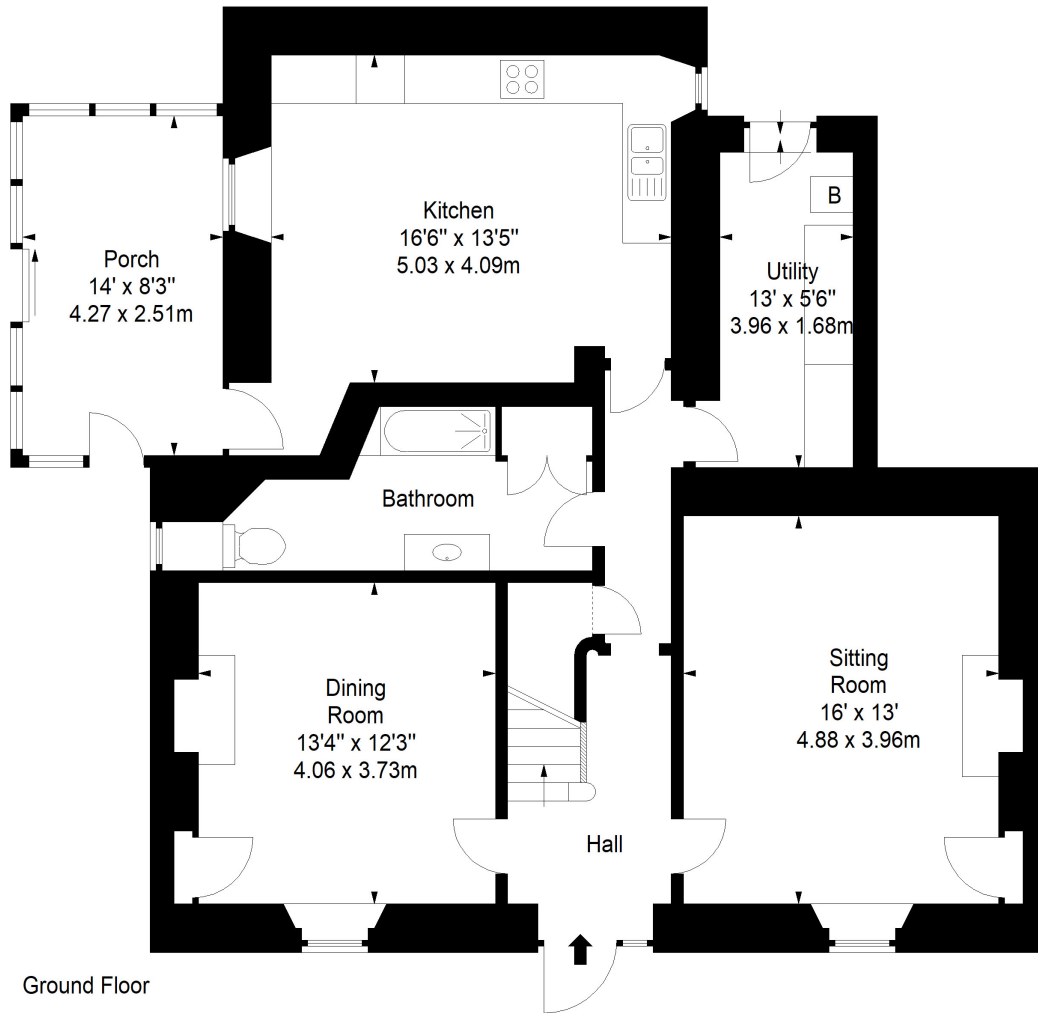
Approx. Gross Internal Area  
1959 Sq Ft - 181.99 Sq M

Garage

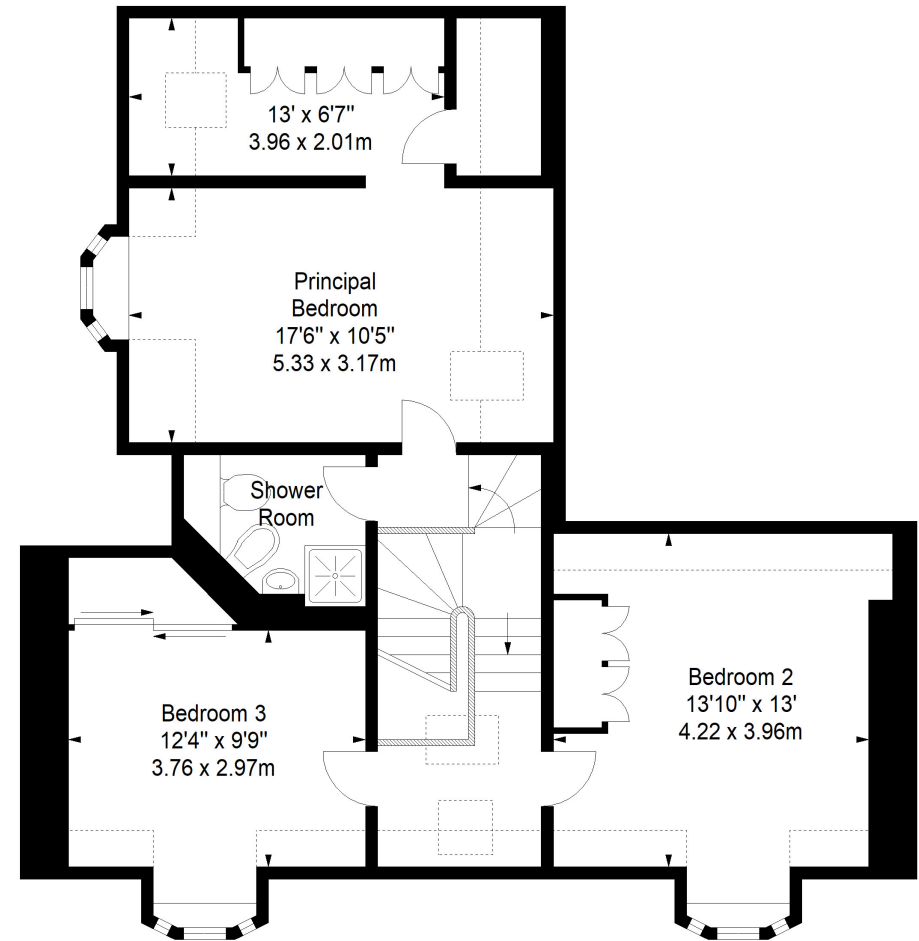
Approx. Gross Internal Area  
4276 Sq Ft - 397.24 Sq M

For identification only. Not to scale.

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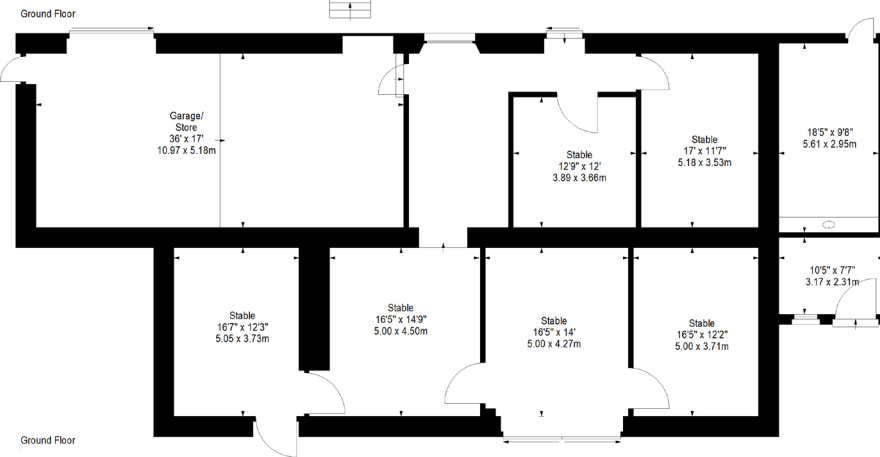
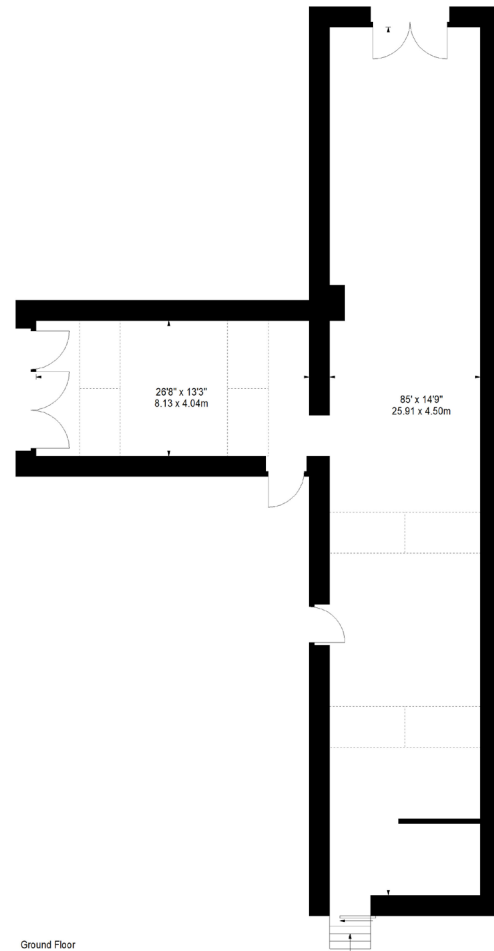


Ground Floor



First Floor







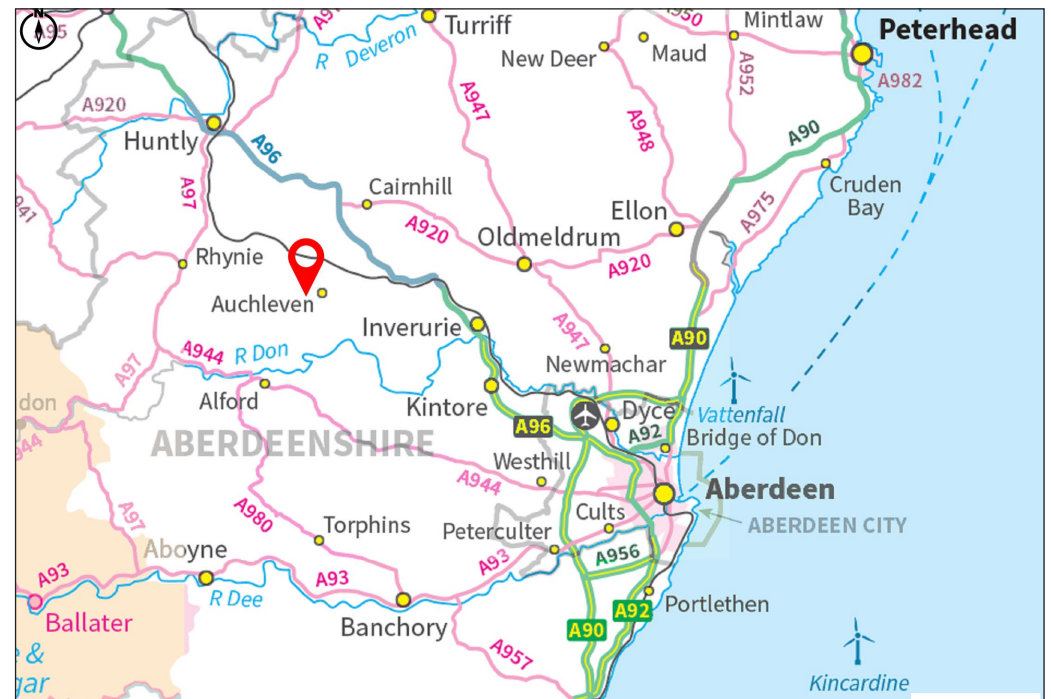
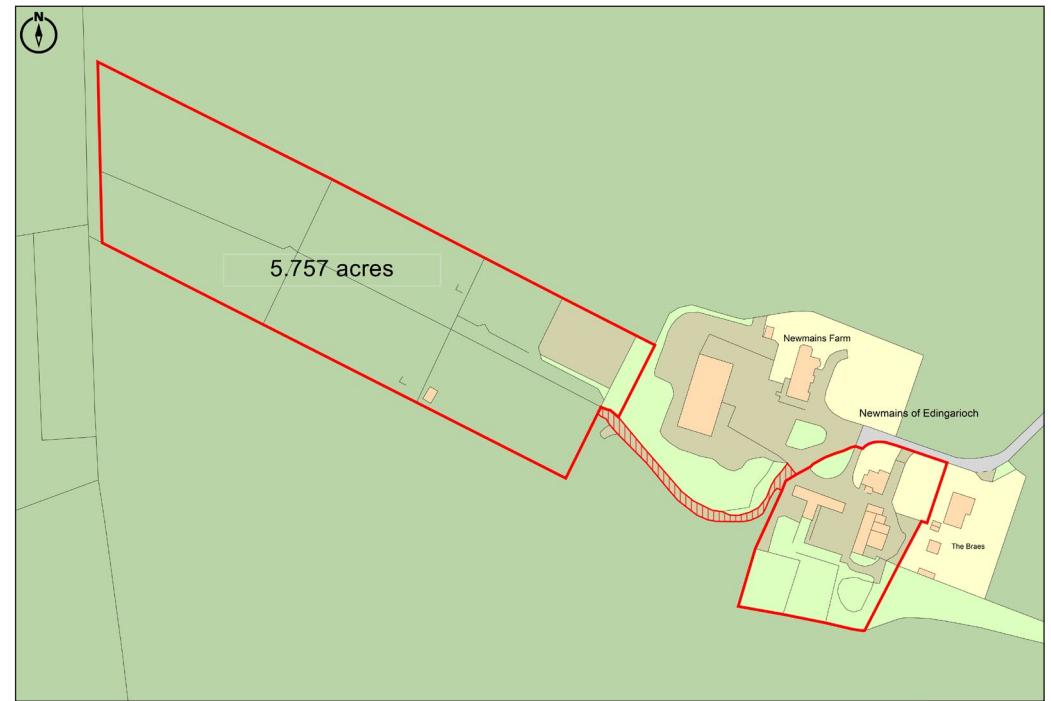
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.







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