

# Schoolhouse

Lonmay | Fraserburgh | Aberdeenshire



Galbraith



A substantial four-bedroom country home set within around 10 acres of tranquil Aberdeenshire countryside, just a short drive from the coast and the village of Lonmay.



Fraserburgh 7 miles | Peterhead 11 miles | Aberdeen City Centre 40 miles

(All distances are approximate)

3 reception rooms. 4 bedrooms

Substantial detached family home

Around 10 acres of land offering a variety of uses

Uninterrupted rural views

Rural setting with good access to amenities

Fantastic lifestyle opportunity

# Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP  
T: 01738 451111 | E: perth@galbraithgroup.com

[galbraithgroup.com](https://galbraithgroup.com)



## Situation

The Schoolhouse is set within a tranquil rural location near Lonmay, a long-established parish in Aberdeenshire, just a short drive from the coastal town of Fraserburgh. The surrounding landscape is characterised by open farmland and unspoilt countryside, offering a peaceful and picturesque environment. Everyday amenities, including shops, supermarkets, primary and secondary schools, and healthcare services, are readily available in Fraserburgh, with a wider range of facilities and cultural attractions accessible in the city of Aberdeen, approximately 40 miles to the south. The area is well regarded for its coastal scenery, outdoor pursuits, and strong sense of community, while remaining conveniently located for commuting across the North East of Scotland.

Fraserburgh itself is a vibrant coastal town with a rich maritime heritage, renowned for its busy fishing port and scenic harbour. The town offers a comprehensive range of local amenities, including supermarkets, independent shops, restaurants, and leisure facilities, alongside primary and secondary schooling and healthcare services. Its beaches and surrounding countryside provide excellent opportunities for walking, birdwatching, and water sports, while regular community events and cultural activities contribute to a welcoming and lively local atmosphere.

The property benefits from excellent transport links, being approximately 40 miles north of Aberdeen, with direct access to the city's extensive services, employment opportunities, and cultural attractions. Aberdeen International Airport is within easy reach, providing domestic and international flights. The A90 offers a straightforward route south to Aberdeen and connections across the North East, while regular bus services link Lonmay and Fraserburgh with surrounding towns and villages, ensuring the area remains well connected despite its rural setting.



## Description

The Schoolhouse is a charming former schoolmaster's residence, dating from the 1950s, offering deceptively spacious accommodation arranged over two levels. Set within generous garden grounds and adjoining paddocks, the property enjoys a peaceful rural setting and combines traditional character with the proportions and practicality well suited to modern family living, while the grounds providing an excellent opportunity to enjoy an outdoor lifestyle.

The ground floor accommodation is thoughtfully arranged, with well-proportioned and versatile rooms designed to make the most of the surrounding countryside views. Entry via the utility room provides an ideal practical everyday access point which connects directly through to the dining kitchen. The kitchen really is the heart of the home and benefits from a wide range of wall and base mounted units with a central island with light tunnel above and links seamlessly to the main dining area and onward to the dining hall, creating a natural and free-flowing layout throughout the spacious living spaces. A formal dining room offers an ideal setting for entertaining, while the inviting lounge provides a comfortable and relaxing retreat. Of particular note is the impressive family room, a bright and expansive space with direct access to the garden, where open views across the adjoining fields and an abundance of natural light create a superb family environment. The ground floor bedroom and shower room further enhance the flexibility of the accommodation, lending themselves well to guest use or multi-generational living.

On the upper floor, a spacious landing leads to three well-proportioned bedrooms, each enjoying attractive views over the surrounding countryside. These are served by a family shower room, with additional storage incorporated throughout.

Externally, The Schoolhouse enjoys a delightful rural lifestyle, surrounded by garden grounds and acreage which offer a high degree of privacy and a wealth of potential. Whether for further landscaping, smallholding purposes or simply enjoying the outdoors, the grounds provide an excellent opportunity to utilise the setting to individual requirements.

## Accommodation

**Ground Floor:** Entrance vestibule, hallway, cloakroom with WC lounge, sitting area and kitchen on semi open plan, dining room, family/ sun lounge, bedroom, utility room and boiler room.

**First Floor:** Landing, three bedrooms and shower room with WC

## Garden Grounds

The property is surrounded by garden grounds and there is a two horse timber stable. Within the garden grounds there is a double garage, timber 2 horse timber unit, the paddocks are fully deer stock fence and there is a field shelter. The grounds and surrounding land enhance the overall appeal of the property, lending themselves well to those with equestrian, smallholding or lifestyle interests. The peaceful rural setting provides an excellent environment for enjoying the outdoors, with an abundance of local wildlife and open countryside creating a true sense of seclusion and tranquillity.

The setting offers an increasingly sought-after lifestyle opportunity, ideal for those looking to embrace country living, with space, privacy and a natural backdrop that can be enjoyed throughout the seasons.







## Tenure

Freehold

## Local Authority

Aberdeenshire Council

## Council Tax

Band E

## EPC

Band D

## Services

Mains water and electricity are connected | Septic tank | Oil Heating

## Directions

From Fraserburgh town centre, proceed southeast along High Street (A98) in the direction of Cross Street. Turn right onto Cross Street and continue forward as the road becomes Saltoun Place. Follow the road onto Maconochie Road, then take the next left onto Kessock Road. Continue along Kessock Road before turning right onto South Harbour Road. At the roundabout, take the first exit onto Cemetery Road (B9033) and continue on this road for approximately 1.9 miles. At the next intersection, turn right. The property, located at Lonmay, Fraserburgh, AB43 8UH, will be found a short distance along on the right-hand side.



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Postcode: AB43 8UH

## Viewings

Strictly by appointment with the Selling Agents.

**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 2026

**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.





**Galbraith**