



**KNAPS**

NEWMACHAR, ABERDEENSHIRE

**Galbraith**







# KNAPS, NEWMACHAR, ABERDEENSHIRE

Charming 5 bedroom farmhouse set in beautiful gardens with versatile agricultural shed and approx. 12 Acres

Oldmeldrum 5 miles ■ Aberdeen Airport 8 miles ■ Aberdeen City 13 miles

- 2 reception rooms. 5 bedrooms
- Beautiful garden grounds
- Modern multi-purpose agricultural shed
- Around 10.17 acres of land
- Private countryside location
- Around 12.73 acres in total

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com



### SITUATION

Knaps is located amongst the beautiful Aberdeenshire countryside northwest of Aberdeen. The closest village of Newmachar is only 5 minutes drive away and provides excellent day-to-day amenities including shops, chemist, sport centre, library, post office and thriving community with numerous clubs and societies. Schooling is provided at Newmachar Primary School whilst secondary education is catered for at Dyce Academy.

Lying approximately 10 miles to the South-East is the city of Aberdeen which offers endless art, culture and events including His Majesty's Theatre and the recently re-opened Aberdeen Art Gallery, which has undergone a once-in-a-life-time £30m transformation. There are restaurants, bars, coffee shops and major national retailers together with a railway and bus station. Private education is available in Aberdeen at Robert Gordon's College, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen.

### DESCRIPTION

Knaps has an idyllic countryside location, close to the village of Newmachar, with beautiful open views and a feeling of space and privacy. Knaps is approached by the private track and there is a traditional detached 5 bedroom farmhouse with beautiful garden grounds and a superb multi-purpose agricultural shed. The land surrounds the property entirely and extends to around 10.17 acres (4.11 hectares), and has been sown to grass very recently with good fencing. For those with equestrian interests, Knaps would work exceptionally well given the superb outbuilding which could accommodate a large amount of stabling. The entire land & outdoor space at Knaps really does create endless opportunities and flexibility for any potential buyer to create their own wonderful countryside lifestyle.

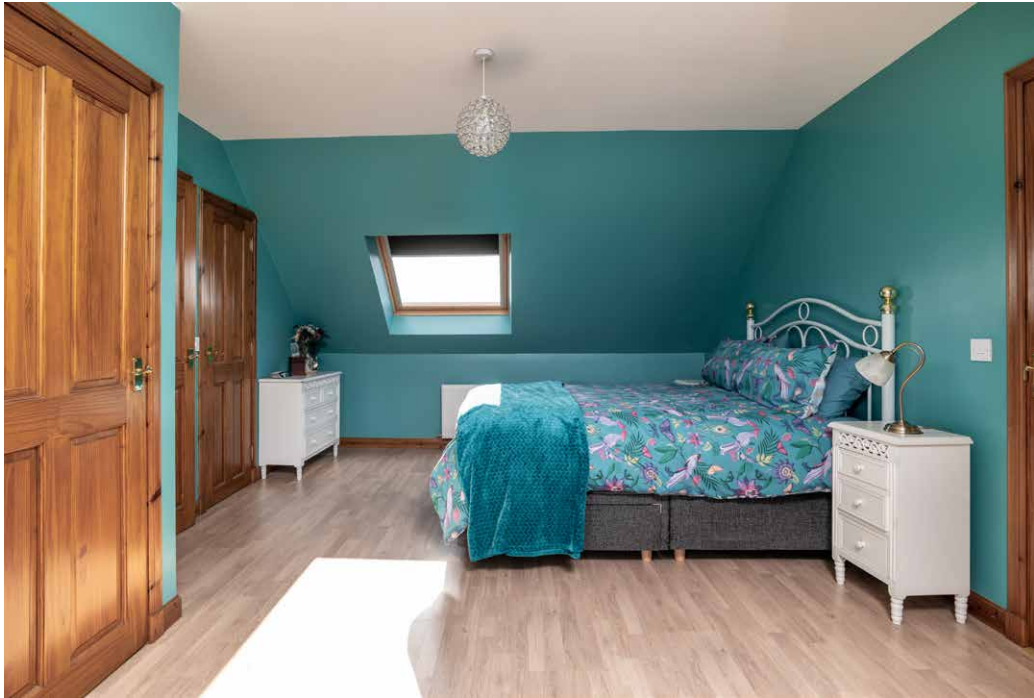
### FARMHOUSE

Knaps 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 including a considerable extension, joining the original farmhouse to a traditional steading in 2009, to greatly increase the accommodation and size of the home. The accommodation over two floors comprises an entrance vestibule and entrance hall. Continue to the left into the original farmhouse where you will find the main lounge, overlooking the garden and a wood burning stove. The family room has a side aspect and could easily be a 6th bedroom if required. Also overlooking the front gardens is the fifth double bedroom, which is an exceptionally spacious room. Also located here is the modern shower room. Returning to the entrance hall continue right into the new part of the home where you will find the dining kitchen. This is a wonderful room offering a 'modern country kitchen' with high quality units & plenty worktop space. There is space to have both dining & family seating and french doors open out to garden patio. A great feature of this space is the walk-in kitchen larder, being a very useful space. Continuing through, a home office room is to one side and a utility room, with garden access, to the other. Lastly on the ground floor, is an extremely useful and handy workshop space which could have various uses. Double external doors give access outside and this room houses the water filtration system.

On the first floor there is a bright open landing with two sky light window drawing in light. There are two equally spacious double bedrooms with built in storage, both enjoying an outlook to the front overlooking the surrounding countryside. Further down the hall is the main family bathroom and the fourth bedroom with built in cupboard. Completing the accommodation is the principle bedroom with excellent storage and a generous ensuite shower room.





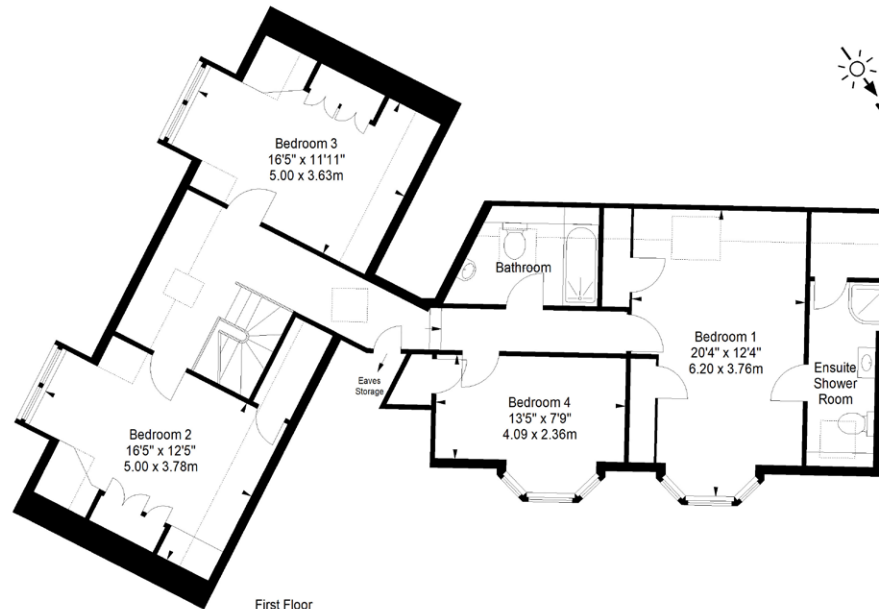


Knaps,  
Newmachar,  
Aberdeenshire, AB21 0QJ

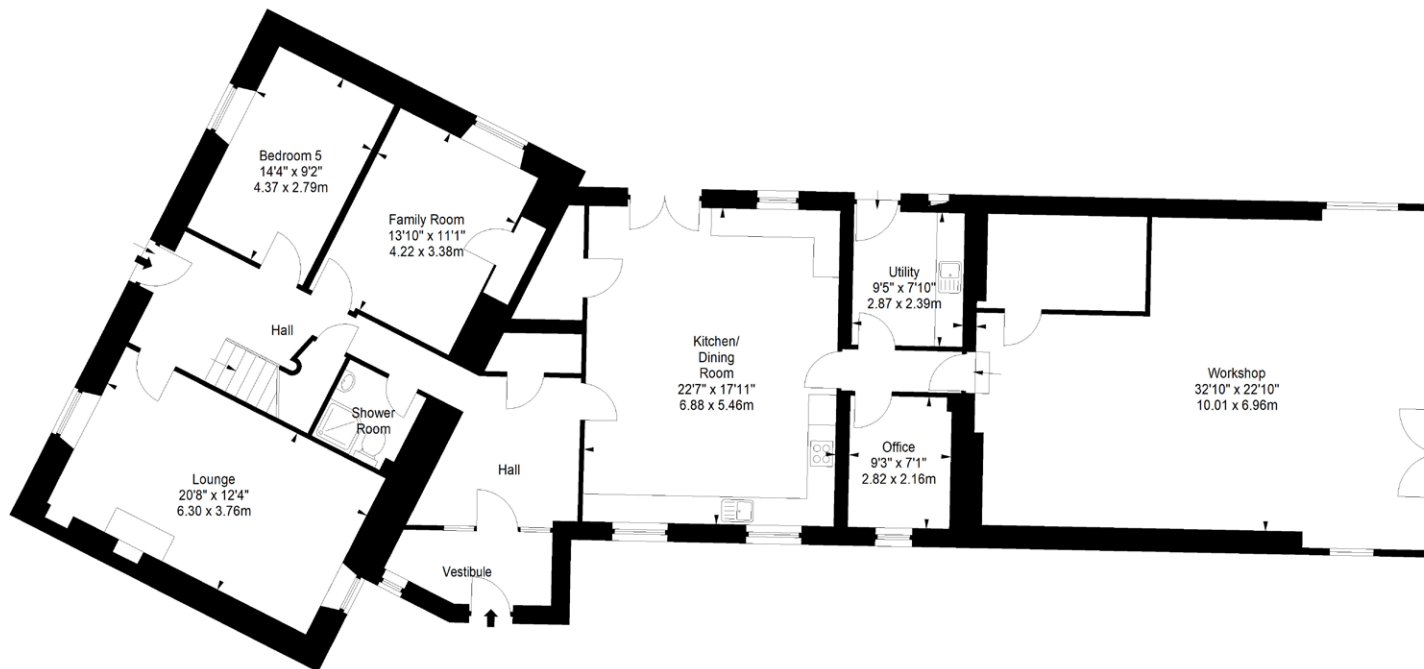


Approx. Gross Internal Area  
3621 Sq Ft - 336.39 Sq M  
Shed

Approx. Gross Internal Area  
4209 Sq Ft - 391.02 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



Ground Floor







ACCOMMODATION

Ground Floor: Vestibule, entrance hall, lounge, family room, bedroom 5 & shower room. Dining kitchen with larder, utility room, home office & workshop.

First Floor: Master bedroom with ensuite shower room, double bedroom 2, double bedroom 3 & bedroom 4. Family bathroom.

GARDEN GROUNDS

Knaps sits in garden grounds that have been beautifully created & designed by the present owners. A sheltered patio lies closest to the house, ideal for garden furniture, with a path leading to the kitchen garden area. Here there are fenced vegetable beds, a greenhouse and polytunnel with raised beds and irrigation system inside. A side gate leads to the agricultural shed.

The rolling grass lawn continues round the side to the front of the original cottage bound by mature neat hedging. There is a scattering of mature & successful fruit trees, including apple & plum, and offers a wonderful outdoor space for family and children to enjoy. Plenty parking is available to the front of Knaps Farmhouse.

LAND & OUTBUILDINGS

Knaps sits in around 12.73 acres in total. Around 10.17 acres of land have been sown to grass and is mostly fenced.

The modern 30m x 12.8m multi-purpose agricultural shed was added in 2010. Ideal for multiple uses, this shed could easily accommodate horse stabling if required.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil CH	Band B	Band C

Please note the council tax band could be subject to change.

DIRECTIONS

From Aberdeen take the A947 through Dyce towards Newmachar. Continue through the village of Newmachar for approximately 2 miles and the entrance to Knaps is on the left-hand side as indicated by our for sale sign.

POST CODE

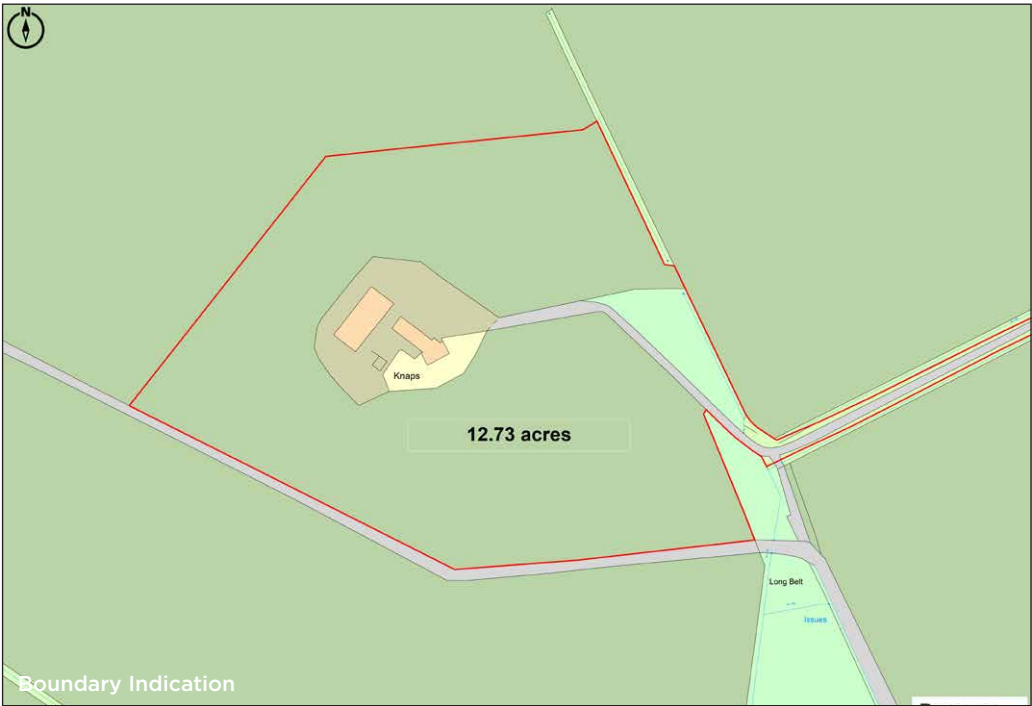
AB21 0QJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///audio.automatic.prefix

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.

### HEALTH & SAFETY

Appropriate caution should be always exercised during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### 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 September 2025.







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