

An aerial photograph of a two-story stone farmhouse with a slate roof and solar panels. The house is surrounded by a gravel driveway, a garden with various shrubs, and a large stone barn to the right. In the background, there are rolling green hills and a large mountain under a blue sky with scattered clouds.

NEWSEAT FARMHOUSE
RHYNIE, HUNTLY, ABERDEENSHIRE



NEWSEAT FARMHOUSE, RHYNIE, HUNTLY, ABERDEENSHIRE

Impressive detached renovated farmhouse in around 0.67 of an acre & beautiful garden grounds.

Rhynie 1.3 miles ■ Huntly 10 miles ■ Aberdeen Airport 33 miles

- 2 reception rooms. 6 bedrooms
- 3 ensembles & shower room
- Immaculate condition
- Beautiful garden grounds
- Around 0.67 of an acre
- Idyllic location with impressive views

Galbraith

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 OnTheMarket



SITUATION

Rhynie is a quaint village some 9 miles south of Huntly in the county of Aberdeenshire. Located between Aberdeen to the east and Elgin to the west, Huntly is a historic town prospering during the 18th Century through the expanding linen industry. Today, amenities include primary and secondary schools, two major supermarkets, a good selection of independent shops, sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. The small village of Rhynie has a local shop, church and primary school. Aberdeen (about 37 miles) provides all the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and an airport (about 29 miles) providing regular domestic and international flights.

Aberdeenshire is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. Nearby, the rivers Bogie and Deveron offer superb fishing whilst the area also offers ample opportunities for a wide range of game sports and country pursuits. The Nordic Ski Centre in Huntly provides training for cross country skiing and The Lecht Ski Centre, Glenshee and Aviemore are within relatively easy reach. There are many golf courses accessible within a short drive and as a popular tourist area, local attractions include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings, and villages of historical significance.

DESCRIPTION

Newseat is an impressive and renovated traditional stone farmhouse located in the idyllic Scottish countryside in Rhynie, near Huntly in Aberdeenshire. With an elevated position and beautiful open views over the surrounding countryside, this is a superb property sitting in around 0.67 of an acre. Entering from the front vestibule, the main entrance hall is a wonderful entrance, with solid wood flooring and the original wood doors & finishings. To one side is the main sitting room with a dual aspect and a wood burning stove. To the other side is a generous double bedroom enjoying the views, and with ensuite shower room. There is an additional modern shower room accessed from the hall. Continuing through to the rear of the house, you will find the dining room / family room. This is a versatile room with a wood burning stove and is on semi open plan with the modern fitted kitchen. The kitchen is very well equipped, offers both storage and work top space and has a range cooker. There are various storage options on the ground floor and a rear vestibule leads outside. Stairs lead down to the lower ground floor cellar room which houses the boiler.

Continue up the stairs from the main hall to the first-floor landing. To the front of the property are two equally spacious double bedroom with the most impressive views to the front. Both these bedrooms have ensuite shower room. There are two further double bedrooms with a side view and located to the rear is the main double bedroom with an ensuite bathroom.



ACCOMMODATION

Ground Floor: Vestibule, entrance hall, sitting room, dining room/family room, kitchen, shower room & bedroom with ensuite shower room.

First Floor: Bedroom with adjacent bathroom. Two bedrooms with ensuite shower room. Two further double bedrooms.

Lower Ground Floor: Cellar room.

GARDEN GROUNDS

The garden grounds are beautifully tended by the present owner. To the front of the house is a planted area bound by a traditional stone wall & hedging with a path meandering through. To the east side is a grass lawn area and a raised patio area accessed from the sitting room. Behind the house there is a further grass lawn, and an additional sheltered patio area lies to the west side of the house.

The stone chip driveway provides parking for several cars. Part of the traditional building to the rear is included in the sale. This is a large stable room & two store rooms.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil CH	n/a	Band D

The property is fitted with solar panels.

ACCESS/THIRD PARTY RIGHT OF ACCESS

The track/drive from the main road is a shared access due to a third party requiring very occasional access to the farm buildings behind Newseat Farmhouse. The main access route to the farm buildings by the third party is up the track/drive to the east side of the farmhouse.

ADDITIONAL INFORMATION

This property is currently registered and operated as a holiday let, rather than a full residential dwelling. As such, buyers should be aware that standard residential mortgage lending may be restricted or unavailable until a formal change of use is applied for and approved by the relevant local authority.

DIRECTIONS

From Huntly take the A97 towards Rhynie. On approach to Rhynie, continue along the Main Street. Turn right onto the A941 signposted for 'Dufftown & Elgin' and continue straight for 1 mile. The site is located on the right-hand side as indicated by our for sale sign.

POST CODE

AB54 4HH



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///expiring.lotteries.escape

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

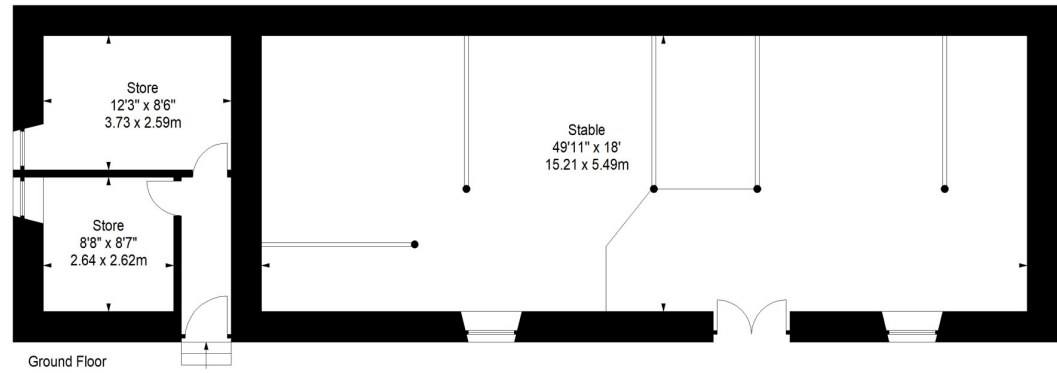
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 September 2025.



**Newseat,
Rhynie,
Huntly,
Aberdeenshire, AB54 4HH**

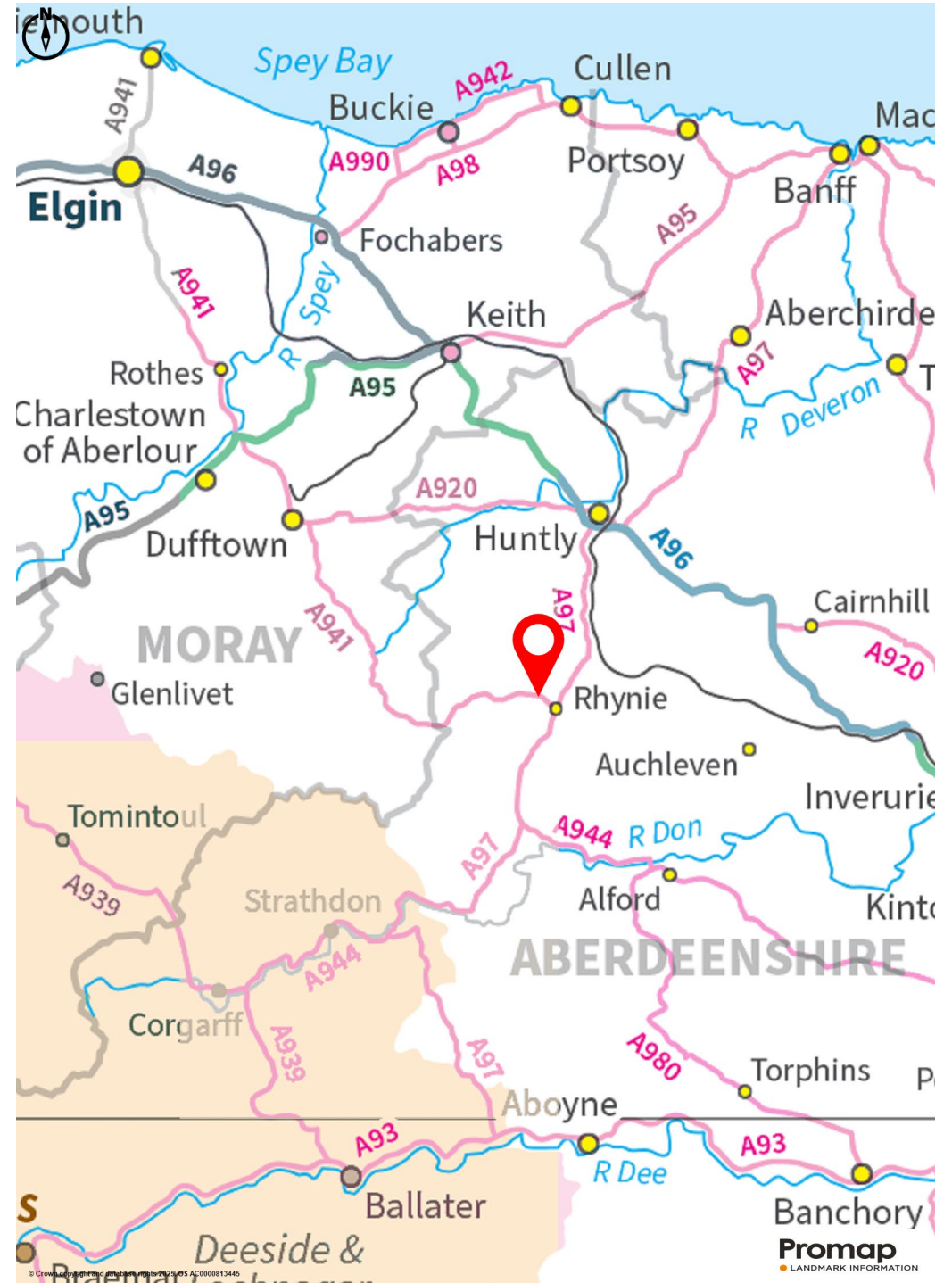


Approx. Gross Internal Area
2957 Sq Ft - 274.71 Sq M
Stable & Stores
Approx. Gross Internal Area
1171 Sq Ft - 108.79 Sq M
For identification only. Not to scale.
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Galbraith
For Sale

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