



Newtonhill Farm Newtonhill | Stonehaven | AB39 3NN

Development Opportunity - Farmhouse, Steading & Approx. 3.5 Acres

Offers Over £475,000

This excellent development opportunity comprises a large detached farmhouse, steadings with planning permission and is set within approximately 3.5 acres of land. Situated close to the popular coastal village of Newtonhill, the site enjoys a convenient location for commuting to both the north and south.

The detached farmhouse is generously proportioned, providing accommodation across three floors. Although the property would benefit from some attention throughout, it does combine a good level of both living and bedroom accommodation. The ground floor comprises an entrance hall, lounge, family room, dining kitchen, utility room and shower room. On the first floor floor is a generous master bedroom with en suite, a further double bedroom and a family bathroom. Completing the home, the two double bedrooms on the second floor command spectacular views across Newtonhill and towards to the sea.

The U-shaped steading building has full planning permission to create three dwellinghouses, details of which can be obtained via the local authority website with Application Reference: APP/2016/1823.

The surrounding land is thought to have potential for further development, although all enquiries in this regard should be made to the local authority.

FARMHOUSE ACCOMMODATION

Ground Floor

Lounge

16'3" x 14'4" (4.95m x 4.37m) approx.

Family Room

14'4" x 13'3" (4.37m x 4.04m) approx.

Dining Kitchen

17'7" x 11'7" (5.36m x 3.53m) approx.

Utility Room

7'3" x 6'9" (2.21m x 2.06m) approx.

Shower Room

7'3" x 5'8" (2.21m x 1.73m) approx.

First Floor

Bedroom

16'8" x 14'4" (5.08m x 4.37m) approx.

En Suite

6'3" x 6'2" (1.91m x 1.88m) approx.

Bedroom

12'7" x 9'9" (3.84m x 2.97m) approx.

Bathroom

12'7" x 6'6" (3.84m x 1.98m) approx.

Second Floor

Bedroom

14'4" x 9'7" (4.37m x 2.92m) approx.

Bedroom

12'9" x 9'9" (3.89m x 2.97m) approx.

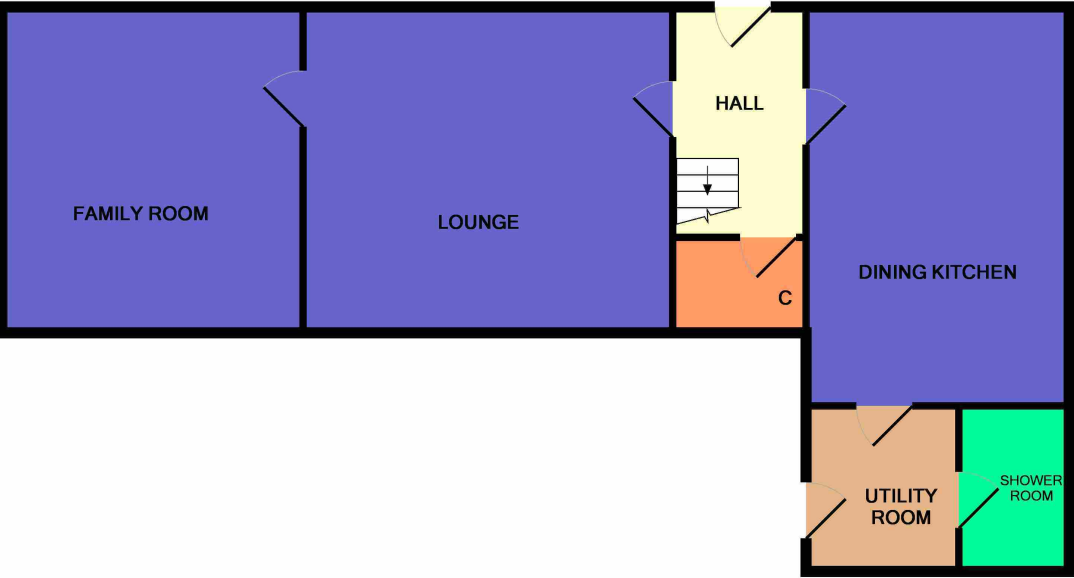
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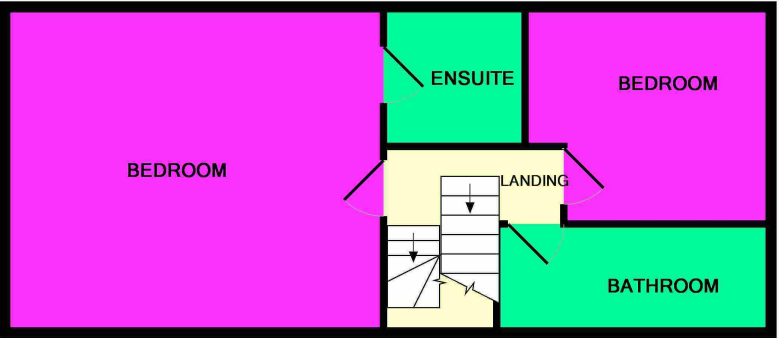




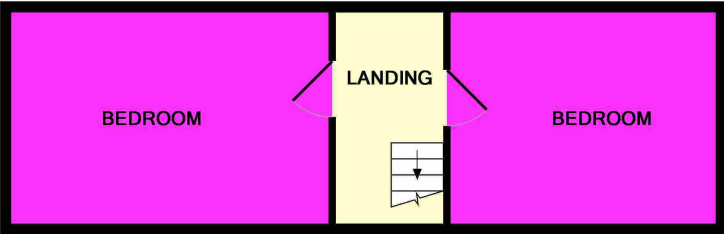




GROUND FLOOR
APPROX. FLOOR
AREA 795 SQ.FT.
(73.9 SQ.M.)

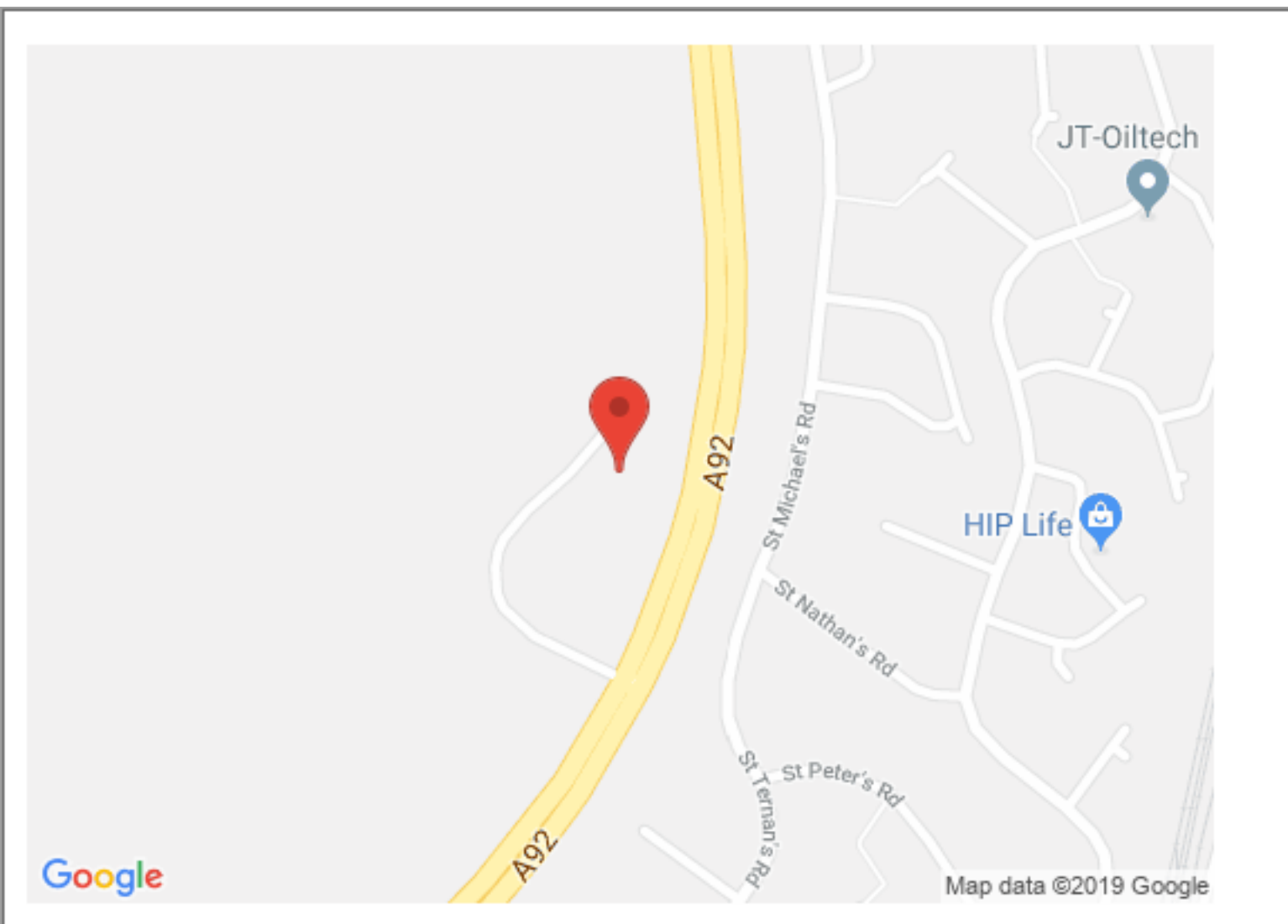


1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

Property location



Directions

Travelling north on A92 from Stonehaven, pass the exit as signposted for Newtonhill and continue along for a short distance before turning sharp left into Newtonhill Farm.

Location

Newtonhill is a popular coastal village, only a short drive from both Stonehaven and Aberdeen. The village itself boasts a nursery, primary school, community centre and two pubs, as well as a Tesco store to serve everyday needs. Commuting to many parts of the city and shire is made easy with the nearby A92 and newly opened AWPR.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.