



*A three-bedroom detached stone farmhouse plus steadings on a 2-acre woodland plot in beautiful rural Aberdeenshire*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is excited to present an opportunity to purchase a three-bedroom detached stone farmhouse plus steadings on a two-acre woodland plot in beautiful rural Aberdeenshire. Whilst Corrylair requires renovation and modernization, the asking price reflects the work involved; it holds significant potential and will be an excellent family home once the renovations are complete.

The farmhouse is circa 100m<sup>2</sup> over two levels - three double bedrooms, a family bathroom, a lounge, an extensive kitchen, and a utility room. The property has single-glazed sash and case windows, electric heating (plus five open fires), a private water supply (spring with holding tank) and a septic tank, adding to its appeal.

## THE LOUNGE



Entering the property to a small hallway on your right is the lounge full of original features, including two Aberdeen cupboards on either side of the original feature open fireplace.

# THE KITCHEN



Immediately ahead are the stairs to the first floor, and on your left is the good-sized and completely authentic family kitchen, including a stone floor and open fire/oven. At the rear of the kitchen, a door leads to the third bedroom with a further open fire. Off the kitchen is a utility room with a double trough sink, a door to a WC and a back door that leads to the garden.



# THE UTILITY & WC





Climbing the traditional staircase with a curved wooden handrail and wrought iron spindles leads you to the first-floor hallway, where you'll find two ample double bedrooms with dormer windows. Completing the accommodation is a large family bathroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



The property has a wrap-around rustic garden surrounded by mature woodland. There is comfortable off-road parking for several vehicles. In addition to the house and land (circa two acres) are stone and slate outbuildings, including a garage, stables and barn, offering endless storage or development options.

The property is a rural oasis and will afford you complete privacy at the end of a long drive. The farmhouse is an ideal choice for someone seeking authentic rural living; whilst extensive refurbishment is required, the area, privacy and value far outweigh any work required. Given its rural location, a viewing is essential to appreciate its scale and potential.

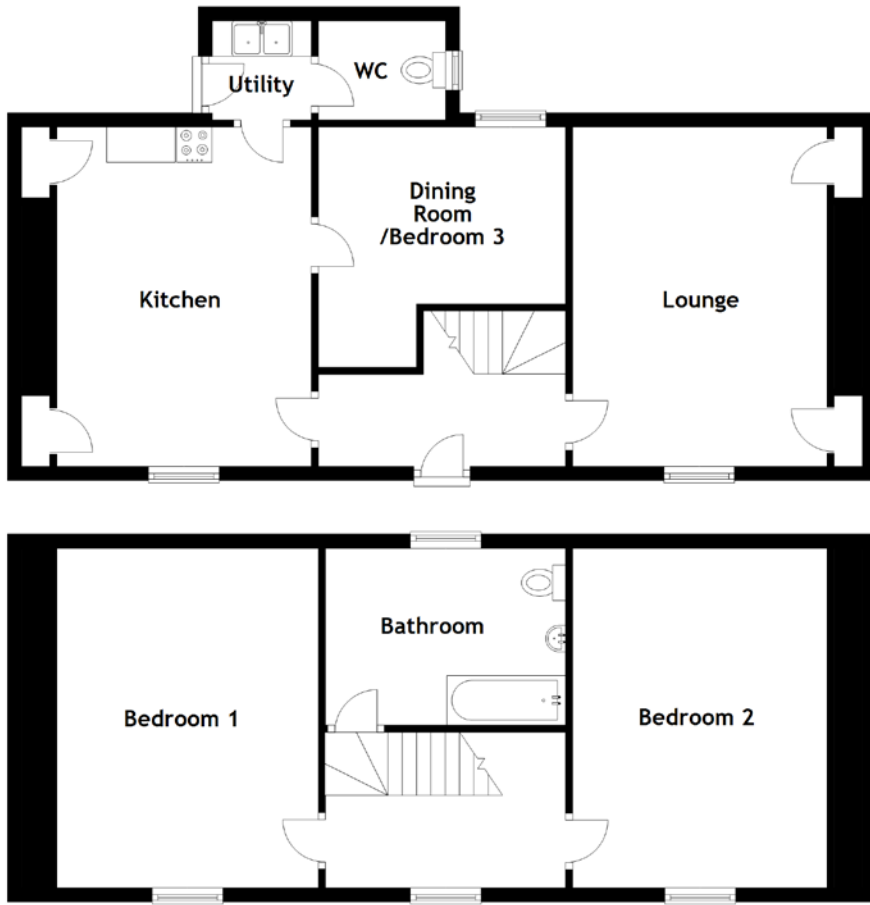
## EXTERNALS & VIEW







# FLOOR PLAN, DIMENSIONS & MAP

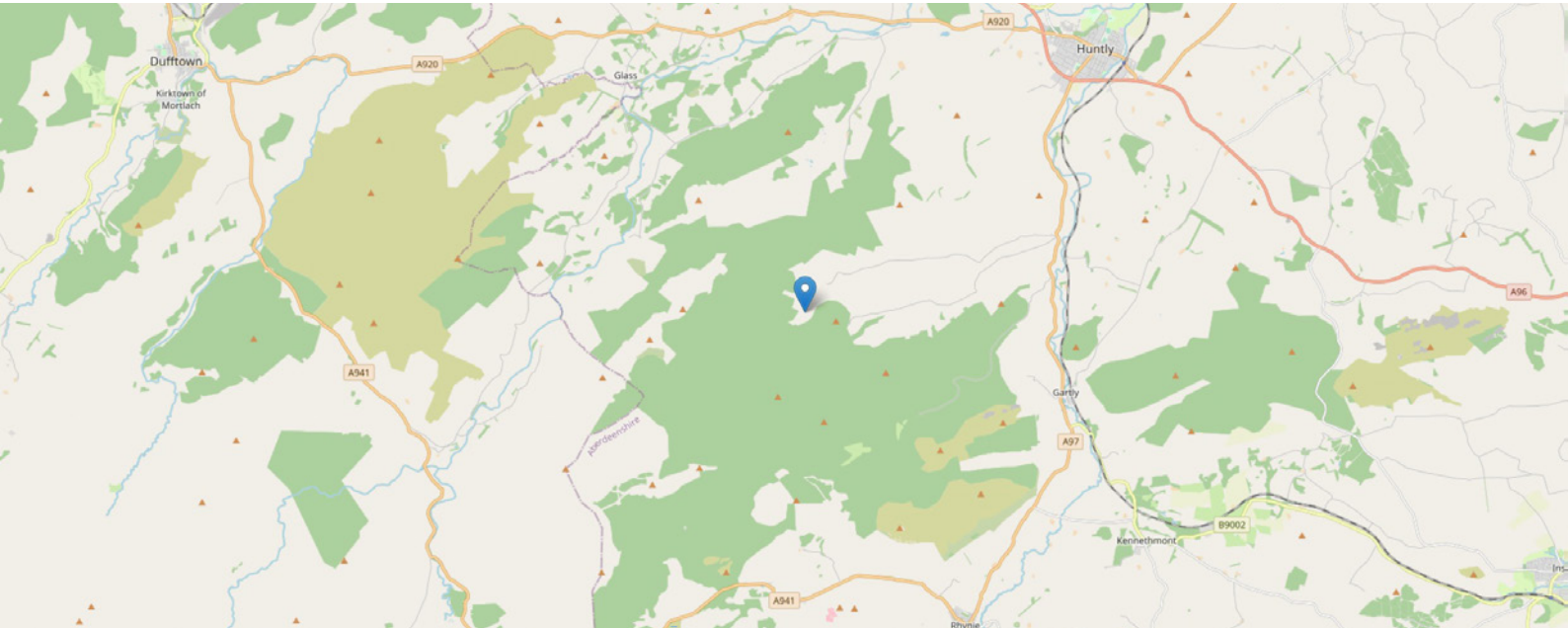


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.80m (15'9") x 3.60m (11'10")  
Kitchen 4.70m (15'5") x 3.60m (11'10")  
Utility 1.40m (4'7") x 1.40m (4'7")  
WC 1.80m (5'11") x 1.40m (4'7")

Dining Room / Bedroom 3 3.50m (11'6") x 2.50m (8'2")  
Bathroom 3.40m (11'2") x 2.40m (7'10")  
Bedroom 1 4.60m (15'1") x 3.60m (11'10")  
Bedroom 2 4.60m (15'1") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>  
EPC Rating: G



# THE LOCATION

Corrylair sits at the end of a long track in a rural location in deepest Aberdeenshire, five miles south of Huntly, providing a peaceful environment away from the hustle and bustle of urban life.





Due to its rural situation, Huntly provides all amenities; the idyllic country town of Huntly can trace its origins back as far as the 12th century, with its stunning castle dating back to 1376. Prosperity came to Huntly in the 18th century, brought mainly by the linen manufacturing trade. Huntly has a population of around 4,500, with easy access to the A96. Aberdeen, approximately 35 miles to the south-east, is notable on the main road and rail route between Inverness and Aberdeen.

Huntly provides primary and secondary education at the well-regarded Gordon Schools; locally, you also have an NHS health centre, community hospital, a choice of major supermarkets, local shops, restaurants and other eateries. It boasts numerous leisure facilities, including a swimming pool, links golf course, outdoor bowling green, and a Nordic Ski centre. Within Huntly are banks, restaurants, cafés, pubs, two major supermarkets, and numerous churches. Aberdeen offers other excellent rail and bus services, with national and international flights from Aberdeen Dyce Airport.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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