

BANKHEAD FARM

BOYNDIE, BANFF



ABERDEEN
&
NORTHERN
ESTATES



Situated in a picturesque and peaceful setting, [Bankhead Farm](#) is a unique smallholding with two charming properties, extensive gardens, land and outbuildings



Bankhead Farm, Boyndie, Banff, Aberdeenshire, AB45 2LQ

For Sale as a whole:

Offers Over £499,000

Property Highlights

- + Spacious four bedroom family home and detached two bedroom cottage
- + Extensive garden grounds together with fenced paddocks, around 12 acres in all
- + Large workshop with light and power suitable for a variety of uses
- + Peaceful rural location close to the stunning Banffshire coastline

Location & Situation

Bankhead Farm enjoys a secluded and picturesque rural setting yet is located just 3.5 miles southeast of the town of Portsoy and 6 miles southwest of the town of Banff in the County of Aberdeenshire. Portsoy is a charming coastal town, known for its picturesque 17th century harbour. The town benefits from good local amenities including primary school, shops, restaurants and medical centre. Portsoy is home to the annual Scottish Traditional Boat Festival which showcases local music, arts, crafts, food and drink, and welcomes thousands of visitors. The town is also famed for the award winning Portsoy Ice Cream shop, a must visit for locals and tourists alike.

The historic town of Banff (6 miles) is situated on the Moray Firth at the mouth of the River Deveron and has an attractive harbour and marina. The town provides a

range of services and amenities including a supermarket, shops, healthcare, secondary school, sports centre and swimming pool.

The wider area is renowned for its scenic coastline walks, beaches, wildlife, and attractive fishing villages and harbours along the Banffshire Coast. In-land, local attractions include Duff House, a Georgian Mansion House with gardens and an 18 hole parkland golf course, and nearby Macduff Marine Aquarium. For those interested in whisky, Keith is well known for being on the edge of the famous Speyside whisky region and as the birth place of whisky giant Chivas Brothers.

Viewings

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm) or contact Mr Eddie Fittall out-of-hours or weekends on 07788996462

Distances

Portsoy 3.5 miles

Banff 6 miles

Keith 15 miles

Elgin 31 miles



Bankhead Farmhouse & Cottage

Gross Internal Floor Area - Bankhead Farmhouse approx. 159 sq.m

Bankhead Cottage approx. 83 sq.m

what3words location: ///cable.hitters.riskiest

Bankhead Farmhouse

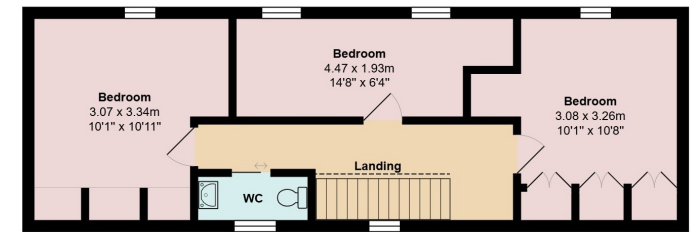
Bankhead Farmhouse is an ideal family home, providing four bedrooms together with versatile living and entertaining areas. The downstairs accommodation comprises a bright and well proportioned dining kitchen, fitted with a range of base and wall units and also benefits from a wood-burning stove. The kitchen leads through to the dining room with lovely views over the garden and countryside beyond. Next to the kitchen is a handy utility room and the family bathroom which is fitted with a separate shower cubicle. To the other side of the property is the family room, which could also be used as a study area, cosy lounge with wood-burner and sun room. The sun room leads to the covered decking area, an ideal spot for alfresco dining and BBQs or just sitting and enjoying the peaceful surroundings. A double bedroom with fitted wardrobes completes the downstairs accommodation. Upstairs are three good sized bedrooms, all benefitting from built-in storage, and a WC.

Bankhead Farm Cottage

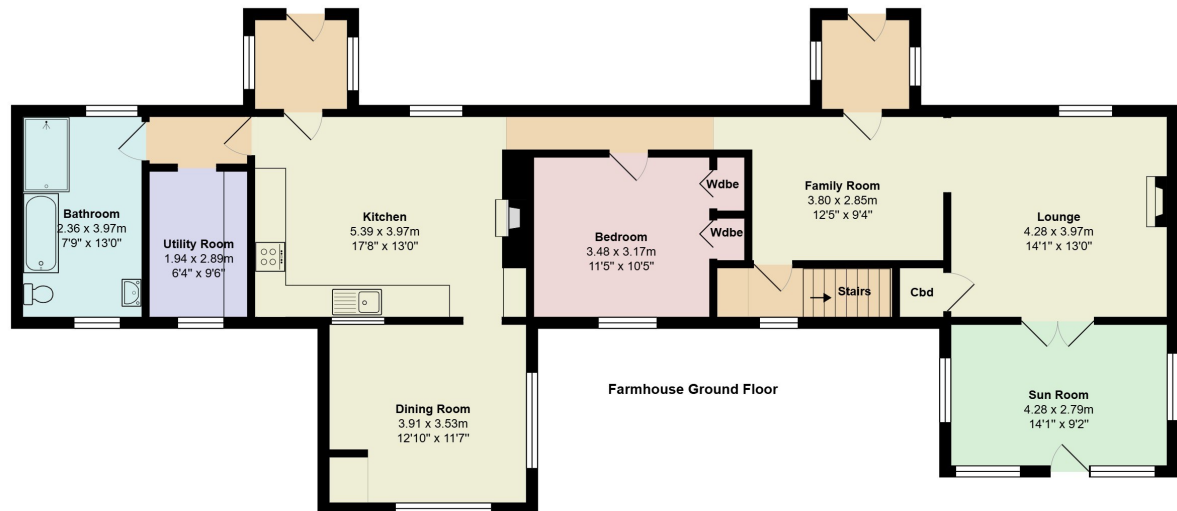
Bankhead Cottage is a detached property providing very useful additional accommodation over one level. The accommodation

comprises dining kitchen with a range of base and wall units, good sized lounge, master bedroom with en-suite shower room and built-in wardrobes, further bedroom and bathroom.

The cottage is well suited for multigenerational living or alternatively could be used for holiday accommodation offering up potential to generate a useful additional income (subject to obtaining all necessary consents).



Farmhouse First Floor



Farmhouse Ground Floor



Property Details

Home Report: Home Report is available on our website.

EPC: Bankhead Farmhouse - Band E; Bankhead Farm Cottage - Band D

Council Tax: Bankhead Farmhouse - Band E; Bankhead Farm Cottage - Band B

Windows & Doors: Double glazed - timber frame and Velux

Heating: Oil central heating. Wood-burning stoves in Bankhead Farmhouse.

Services: Mains water and electricity. Private drainage to septic tank.

Solar PV panels: Fitted to both properties producing electricity which can be utilised or sold back to the grid subject to a feed-in tariff. Panels are included in sale.

Included in Sale: Floor coverings and curtains in both properties. Bankhead Farm Cottage - cooker and hob.

External areas

Externally, the property features generous, well maintained garden grounds with enclosed areas for children and pets to roam around and areas for relaxing and entertaining. The gardens are mainly laid to lawn with a mature woodland area to the rear of the workshop. If horticulture is of interest there are fantastic opportunities for growing your own produce with raised beds, poly tunnel, large chicken coop and orchard. The gated sweeping stone chip driveway provides ample parking for several vehicles.

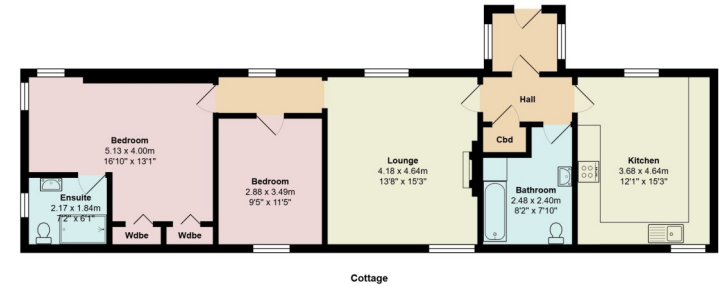
Outbuildings

The exceptionally large outbuilding is of stone and concrete block construction under a profile metal sheet roof with three roller doors and is supplied by power and light. The building provides an excellent and versatile space for a range of uses such as storage, work space for personal use or home business, livestock or equine. The interior is currently sectioned into various work areas however could be easily reconfigured to suit. In addition, there are three timber sheds adjoining the workshop providing useful additional storage. The static caravan and caravan located at the orchard will remain.

Land

There are two fenced paddocks to the west of Bankhead Farmhouse, extending to approximately 9 acres, excellently suited for grazing, producing hay, equestrian, recreation or further horticultural use. The land could potentially be let if surplus to requirements. The land is classed as grade 3(2) by the James Hutton Institute, capable of productive grassland and cropping.

Viewing is highly recommended to fully appreciate all Bankhead Farm has to offer.





Property Details & Important Notices

Local Authority: Aberdeenshire Council, Banff & Buchan Area Office, Town House, 34 Low St, Banff, AB45 1AY

Entry: By mutual arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

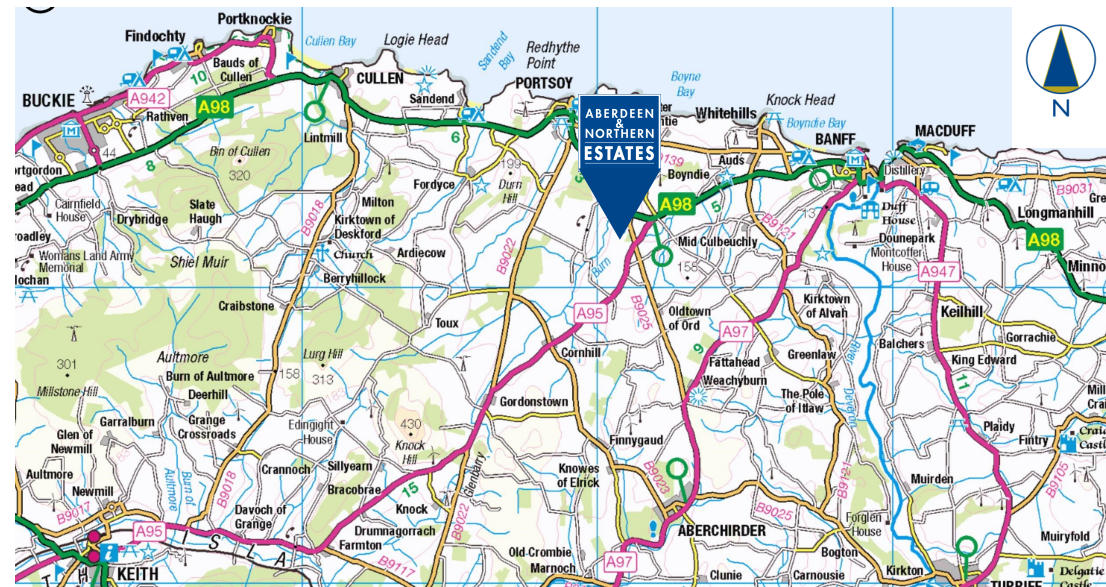
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Directions

From Banff, take the A98 road west until turning left where signposted Keith A95. Follow the road for just under a mile, turning right where signposted Portsoy B9025. The access road to Bankhead Farm is located a short distance along the road on the left-hand side as indicated by the Aberdeen & Northern Estates 'for sale' board.

Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoing shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Date of publication: April 2025. Photographs taken: March 2025

Viewing strictly by appointment only

**ABERDEEN
&
NORTHERN
ESTATES**

To view this property or for further information,
contact our agent:

Aileen Minty

01467 623800

estates@anmgroupp.co.uk



ZOOPLA

OnTheMarket

rightmove

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



**ABERDEEN
&
NORTHERN
ESTATES**

"Experienced, Independent, Local, Trusted since 1920"