

CROFTS OF HADDO

METHLICK





"An **attractive smallholding property** with 3-bedroom dwelling, range of outbuildings and 10 acres of land near the village of Methlick, in a peaceful rural setting of Aberdeenshire."



Crofts of Haddo, Methlick, Ellon, Aberdeenshire, AB41 7DX

For Sale as a whole:

Offers Over £310,000

Property Highlights

- + Traditional south-facing 1½ storey dwelling with three bedrooms providing comfortable family accommodation
- + Traditional steading and other useful outbuildings presenting equine or smallholding opportunities
- + Well fenced land surrounding the property with Title extending to 4.18Ha (10.3 acres) in total
- + Pleasant and peaceful location close to the village of Methlick, Aberdeenshire

Location & Situation

Crofts of Haddo is an attractive traditional smallholding in the rolling agricultural landscape of Aberdeenshire. The property presents an excellent opportunity to escape to the country, yet benefits from close proximity to local services and good transport links.

Crofts of Haddo is located just 1.5 miles west of the village of Methlick, where one can find a strong sense of community with local primary school, centrally located church and village hall, shop with post office, Ythanview Hotel, heritage society, youth groups and various sporting interests including Methlick Cricket Club (MCC). Oldmeldrum nearby, provides secondary education at Meldrum Academy with a wide range of facilities, supermarkets, and services found in the market towns of Ellon and Inverurie.

There is an abundance of recreational and leisure opportunities in the area. These include nearby Haddo

House (2 miles), one of the most important properties in the ownership of The National Trust for Scotland, and the surrounding country park with its variety of scenic country walks for all ages. Furthermore, the scenic Braes of Gight is located close by, as is the Bennachie range and coastal walks.

Aberdeen City is within 24 miles of Crofts of Haddo and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 30 minute commute) and is also the location of P & J Live, the largest event complex in the North of Scotland. The Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time throughout the area and beyond, making travel to Dundee or Edinburgh very achievable. A short 25 minute drive will get you onto the AWPR and on route to your next destination.

Distances

Methlick 1.5 miles Oldmeldrum 8 miles Ellon 10 miles Inverurie 14 miles Aberdeen 24 miles

Crofts of Haddo

Gross Internal Floor Area (approx.): 93 sq. m

What3Words Location: ///somewhere.bronzer.succeed



Accommodation

The house at Crofts of Haddo comprises a traditional 1½ storey dwelling that has been extended with a rear single storey extension added. The accommodation provides comfortable family living across two floors as can be seen on the attached floorplan.

On entering the property from the back lobby, you encounter the kitchen area fitted with a range of appliances, including oven, stove and heated towel rail.

From the kitchen, you head into the main living area, the heart of the country home, which includes an impressive multifuel stove inset into a pointed stone recess, providing central heating throughout the property and also heating the hot water.

From the living room, the hallway leads to a bright and spacious downstairs bedroom on the eastern gable of the house. Next to the bedroom, a modern bathroom includes patterned floor tiles, tiled walls, separate bath and walk-in shower.

On the first floor, there are two south-facing bedrooms, both of which benefit from natural sunlight, swivel bay windows and pleasant countryside views. The stairwell and upstairs bedrooms enjoy new carpets whilst hard flooring downstairs facilitates easy upkeep.

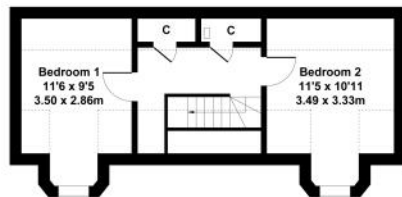


Crofts Of Haddo, Methlick, AB41 7DX

Approximate Gross Internal Area
1001 sq ft - 93 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Garden and Outbuildings

Externally, the property enjoys a spacious front garden laid to lawn with drying green and trees, and a paving area at the front door acting as a suntrap and seating area.

To the rear of the house lies the gravel parking area and attractive daffodil-lined driveway, along with the collection of outbuildings to the east with space to expand, providing livestock or equine accommodation, as well as general storage facilities. The buildings include 1) L shaped steading with one wing roofed. (2) General purpose shed, with a concrete floor; (3) Workshop with a concrete floor, (4) Storage shed.

The outbuildings at Crofts of Haddo have a gross external area footprint of 279 square metres or thereby.



Crofts of Haddo

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Land

The farmland at Crofts of Haddo comprise one field of grassland surrounding the property as per the attached sale plan with field trough available. This field is IACS registered, BPS Region 1, and is categorised as NLFA land.

The land at Crofts of Haddo has a gentle southerly aspect, lying at an altitude of approximately 95 metres above sea level. The land is entirely classified as Grade 3(2) land by the Macaulay Institute for Soil Research (now the James Hutton Institute).

The field and property benefits greatly from good quality stock proof post-and-wire fencing, with two sets of double gates at the entrance to the property and next to the public road. The land provides excellent livestock or equestrian grazing opportunities, with productive arable cropping also possible.

IACS field information LPID: NJ/83310/37500 3.87 Ha (9.6 acres)

Property Details

Home Report: Available on our website

EPC: Band D

Council Tax: Band B

Windows and Doors: Timber framed double glazing. External plastic style / internal timber panel doors

Services: Mains Electricity. Private water system - well within property. Full central heating provided by the multifuel stove in the living room. Private drainage

Directions

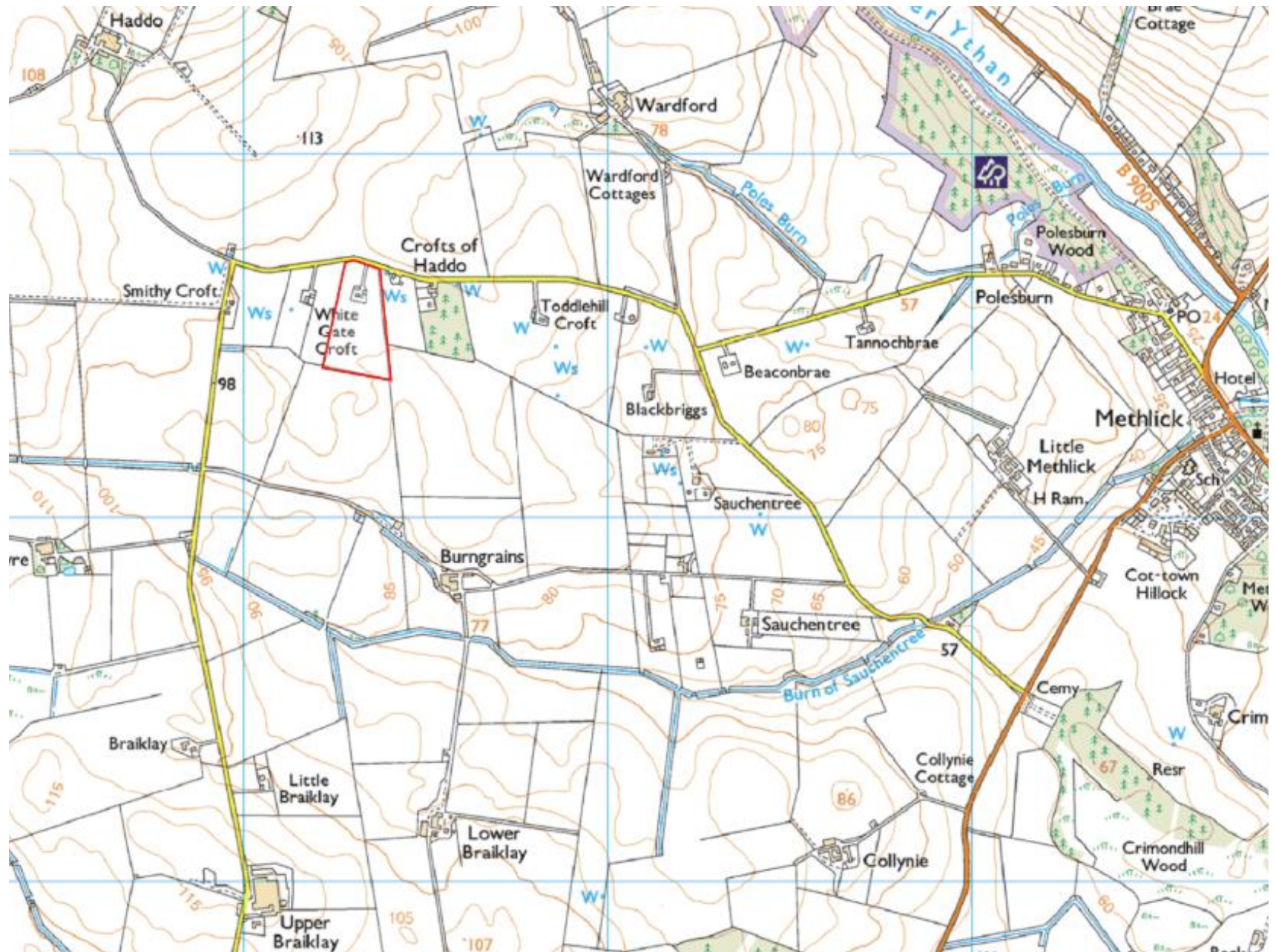
From the centre of Methlick at the shop, bear left on Main Road with the Cricket pitch (MCC) on your right hand side and houses on the left hand side, continue past the Beaton Hall and proceed up Polesburn passing the Veterinary Practice and out of the village. At the T-junction, turn right and continue on this road for 3/4 of a mile with Crofts of Haddo on your left hand side and marked with an Aberdeen & Northern Estates sale board

Viewings - By appointment only

To arrange a viewing please contact the owner Mr I Hawcroft on 07919 977263 or the selling agents, Aberdeen & Northern Estates on 01467 623800

Crofts of Haddo

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Property Details & Important Notices

Services: Private water and drainage, mains electricity. uPVC and timber double glazing. Multifuel central heating

Local Authority: Aberdeenshire Council, Formartine House, Union Street, Ellon, AB41 9BA

Entry: By arrangement

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

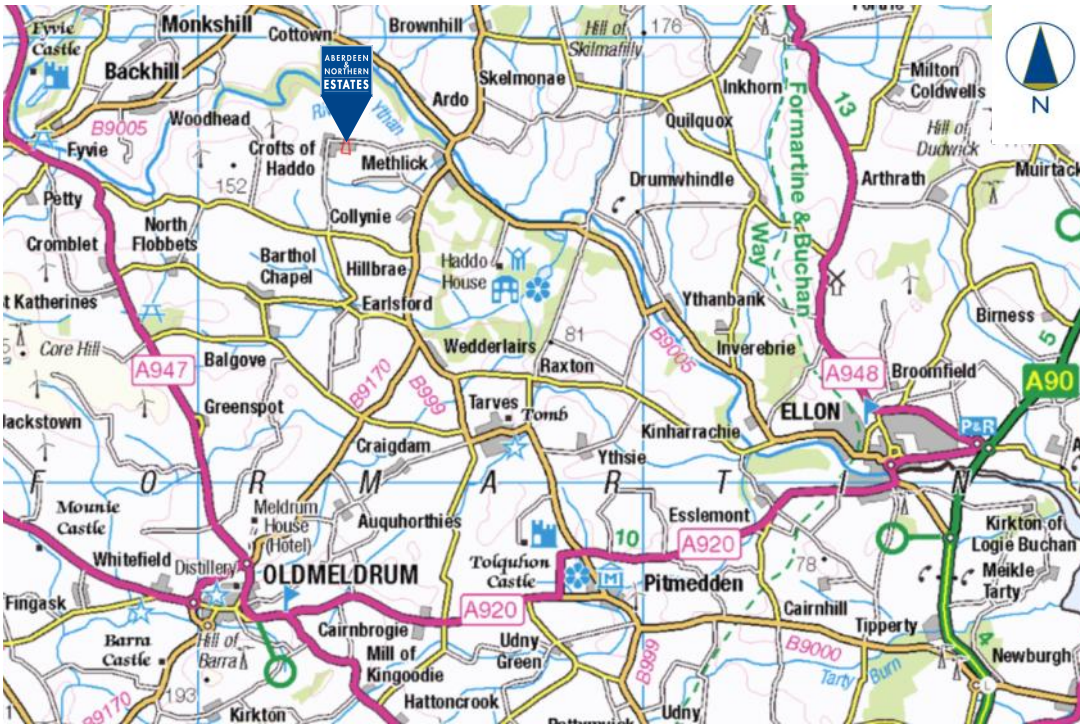
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

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).



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 outgoings 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.

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Viewing strictly by appointment



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

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