

# SUNNYSIDE OF LETHENTY

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"A **well-presented smallholding and equestrian property** comprising recently converted steading, outbuildings, grazing land and two house plots, situated in the **peaceful and pleasant countryside** of central Aberdeenshire."





# Sunnyside of Lethenty, Fyvie, Turriff, Aberdeenshire, AB53 8NE

For Sale as a whole:

**Offers Over £350,000**

## Property Highlights

- + Traditional L-shaped steading converted into a modern 4-bed family home, with integral garage and workshop.
- + Well-maintained outbuildings providing ideal storage space and horse stabling.
- + Sand school and grazing paddocks extending to approximately 3.37 acres, as well as two house plots.
- + Tranquil south-facing rural location in the heart of Aberdeenshire, halfway between the villages of Fyvie and Methlick.

## Location & Situation

For those looking for modern country living in a converted traditional steading with land, situated in a tranquil rural setting within easy reach of services and transport links, Sunnyside of Lethenty is the ideal match.

Sunnyside of Lethenty is ideally located approximately halfway between the picturesque rural villages of Fyvie to the south-west and Methlick to the south-east. Both villages host a variety of local amenities such as shops, village halls and local hospitality venues, with the property being within the catchment for the primary school in Fyvie.

The nearest town is Turriff, located approximately 10 miles to the north-west. Locally known as "Turra", this historic market town lies at the heart of rural Aberdeenshire on the main road between Aberdeen and the fishing port of Banff. Extensive local facilities are found here, including the local supermarket, various hospitality and leisure venues as well as local secondary education at Turriff Academy.

There are a plethora of leisure and recreational opportunities

both in the local area and further afield. The designated woodland areas of Windyhills and Gight, the latter of which includes the ruins of Gight Castle and has a pleasant backdrop along the banks of the River Ythan, are located within just a couple of miles from the property: perfect for local dog walking and exploring. Also nearby are the historic Fyvie Castle and gardens and Haddo House and country park located just beyond Methlick, both of which are well-renowned historic sites within the ownership of the National Trust for Scotland. Further afield, the coastlines to the north and east offer a variety of sights including high cliffs and castles as well as small, quaint fishing villages such as Pennan to the north and Collieston to the east.

The Silver City of Aberdeen lies approximately 25 to 30 miles south and has a plethora of retail, hospitality and events offerings befitting of the Energy Capital of Europe. Transport connections nationwide and internationally via air, rail and road can be found from here, including the new Aberdeen Western Peripheral Route (AWPR), which allows easy connections to the A90 to Dundee and further afield. Aberdeen International Airport offers a range of national and international flight connections for domestic or business commuting.

## Distances

Fyvie 4½ miles    Methlick 4½ miles    Turriff 10 miles    Inverurie 17 miles    Aberdeen 30 miles



# Sunnyside of Lethenty

Gross Internal Floor Area - approx. 143 sq.m

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## Accommodation (Harry's House)

The traditional stone-and-slate steading at Sunnyside of Lethenty, known as 'Harry's House', has been converted and extended in recent years and now comprises modern four-bedroom accommodation across one level. The property has been tastefully decorated and furnished, though still allowing for plentiful scope for a potential purchaser to add their own personal touch to Harry's House.

The main entrance to the property is located at the south end of the steading, where you enter the well-apportioned utility room with washing machine and tumble dryer, as well as ample space for coats and boots. From the utility room, you enter the modern kitchen and dining area featuring oak laminate flooring, granite laminate worktop, black tiled walls as well as centrally positioned kitchen island with granite quartz worktop. In addition, the kitchen benefits from a gas hob and a large amount of versatile kitchen storage space.

Beyond the kitchen lies the bright and cosy living and dining area, the heart of the country home, offering the perfect space to relax and unwind. From here, you can enjoy south-facing views over the surrounding countryside, with a patio door leading straight to the driveway area and garden beyond.

Accessed directly from the living and dining area are one of the four bedrooms and the spacious whitewashed and tiled bathroom with bath and shower-over. The remaining three bedrooms are accessed off the hallway leading from the living/dining area to the remainder of the home. All the bedrooms offer comfortable and well-apportioned accommodation, including the larger master bedroom featuring modern tiled en-suite with walk-in shower.

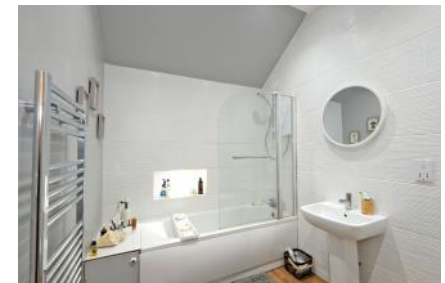
At the end of the hallway, a door leads into the integral single garage, with a further door leading to the integral workshop and adjoining office room. This space is extremely versatile and could be utilised for a variety of purposes, from home office space and privacy to a workshop for a budding mechanic or self-employed tradesman.

## Garden and Outbuildings

Externally, the east and south sides of the steading are bordered by the large gravel driveway serving the property, allowing for plenty of car parking for residents and visitors alike. There are generous garden areas laid to lawn to the west and north side of the steading, as well as on the opposite side of the driveway from the steading.

Sunnyside of Lethenty benefits from being served by a versatile group of outbuildings, comprising a traditional stone shed adjoining the eastern gable end of the steading as well as two modern sheds, comprising a workshop building and a stables, both of corrugated construction.

The buildings are currently utilised for general storage, however they can also be used for a variety of purposes such as horse stabling, small-scale livestock housing or additional workshop and storage space. Two of the outbuildings are serviced with electricity.





# Sunnyside of Lethenty

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## Land

The land at Sunnyside of Lethenty comprises of one large paddock, as well as two smaller yet versatile paddocks and a sand school, all located to the east and south of the house and outbuildings as per the attached sale plan.

The land benefits from a south-facing aspect, with views of the iconic local hill of Bennachie being enjoyed on clear days. The land lies at an altitude of approximately 115 to 120 metres above sea level, and is productive in nature, being classed as grade 3(1) as per the Land Capability for Agriculture map produced by the James Hutton Institute. The majority of the land is IACS-registered, with the land being classified as Region 1 and Non-LFA for Basic Payment Scheme purposes.

The land benefits greatly from good quality stock proof post-and-wire fencing, with direct access from the house and buildings and inter-paddock accesses available. The paddocks benefit from water troughs and would make perfect grazing for anyone with horses or cattle.

## Plots

Directly to the north-west of Harry's House lies a former stone bothy, which benefits from full planning permission for demolition and erection of a two-bedroom house, expiring in November this year. Furthermore, to the east of the steading lies a site with outline planning permission for erection of a dwelling house, expiring in late 2027.

Due to their proximity to Harry's House, both sites benefit from nearby services and present a unique opportunity to build additional accommodation, presenting a wide variety of uses and possibilities for a future owner. Further information can be found on the Aberdeenshire Council website under planning references APP/2022/0365 and APP/2022/0664 respectively.

## Property Details

**Home Report:** Home Report available on our website. **EPC:** Band C. **Council Tax:** Band D.

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

**Services:** Mains water and electricity. Air source underfloor heat pump central heating. Private drainage to septic tank.

**Included in Sale:** All curtains, blinds, high chairs and white goods.

## Directions

From the north and the south, take the A947 main road running between Aberdeen to the south and Banff to the north. When you reach the village of Fyvie, take the turning into the village onto the B9005 road, signposted 'Methlick 8' and 'Ellon 16'. After a short distance, turn right to stay on the B9005. Follow this road north-east for just under 4 miles, out of Fyvie and through the hamlet of Woodhead, before turning left (signposted 'Darnabo 2') and then taking another left turn immediately after. Follow this road for about half a mile and then turn down the track to Sunnyside of Lethenty, as indicated by our 'For Sale' board. Sunnyside of Lethenty is on the left-hand side at the end of the track.

## Viewings- By appointment only

To arrange a viewing please contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm).









# Property Details & Important Notices

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

**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).



## 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 only



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

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