



COBRIGDALE

OYNE, INSCH



“A truly unique opportunity to acquire this enchanting steading conversion set within about 17 acres with elevated panoramic countryside views and dramatic hillside backdrop - just a stone's throw from [Bennachie](#)”



Cobrigdale, Oyne, Inch, Aberdeenshire, AB52 6QN



For Sale as a whole:

Offers Over £580,000

Property Highlights

- + Spacious family home comprising four/five bedrooms, generous living accommodation and entertaining space.
- + Useful outbuildings set in lush, well-maintained garden grounds comprising stone patios and hot tub.
- + 17 acres in all, including 8.90 acres of grass paddocks, 5.62 acres of rough grazing - excellent for equestrian.
- + Peaceful and elevated rural location near Inch and the village of Oyne with easy access to A96.

Location & Situation

For those looking for a life in the country in a central location with unparalleled countryside views and close to Aberdeenshire's most famous hill-walking landmark, Bennachie, Cobrigdale is the ideal rural retreat.

The property is ideally located between the villages of Oyne and Inch, with the rural hamlet of Oyne just one mile away where Primary education is provided and just two miles from Inch. Inch itself has many amenities including a hospital and health centre as well as a variety of independent retailers, a Morrisons Daily and Co-op grocery stores, eateries and hotels along with an 18 hole golf course and library. For travel by rail north and south, Inch railway station provides a regular timetable for connections.

Alternative Primary education is provided at Premnay School or Inch School. Secondary education is provided at The Gordon Schools, Huntly or academies at Kemnay, Inverurie or Alford.

There are many other recreational and leisure opportunities in the area including fishing, historic castles and gardens, excellent horse riding and hacking nearby, Nordic Skiing near Huntly and The Lecht Ski Centre in the Cairngorms as well as the Scotland's Castle Trail which includes the nearby Leith Hall Garden & Estate. Cobrigdale's idyllic location provides easy access to the A96 for travelling north to Huntly, Keith and beyond to the Highlands and Islands.

The City of Aberdeen lies approximately 24 miles south-east, accessed via the A96 to Dyce and onwards into the city centre. As well as a plethora of retail, hospitality and events offerings, Aberdeen provides connections nationwide and internationally via air, rail and road. The Aberdeen Western Peripheral Route (AWPR) 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

Inch 2 miles

Huntly 16 miles

Inverurie 10 miles

Aberdeen 24 miles



Cobrigdale

Gross Internal Floor Area - approx. 303.18 sq. m

what3words location: [///amaze.unique.switched](https://www.what3words.com/locate////amaze.unique.switched)

Accommodation

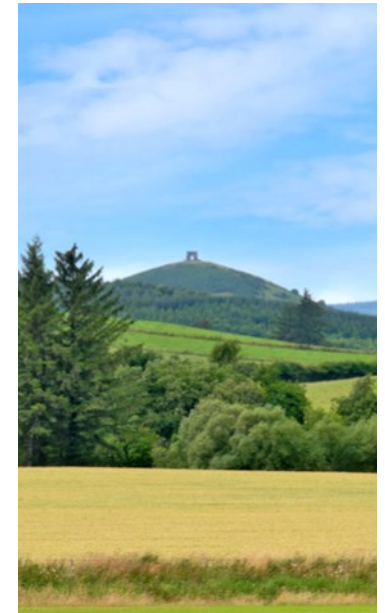
This bright, spacious and attractive steading conversion has been finished to a high standard throughout with intricate and charming features including an impressive raised lounge area with exposed beams, Scandanavian Nordic wood-burning stove, patio doors and lots of glass looking onto the stone patios and decked hot tub area, exposed stonework and luxury master bedroom with en-suite.

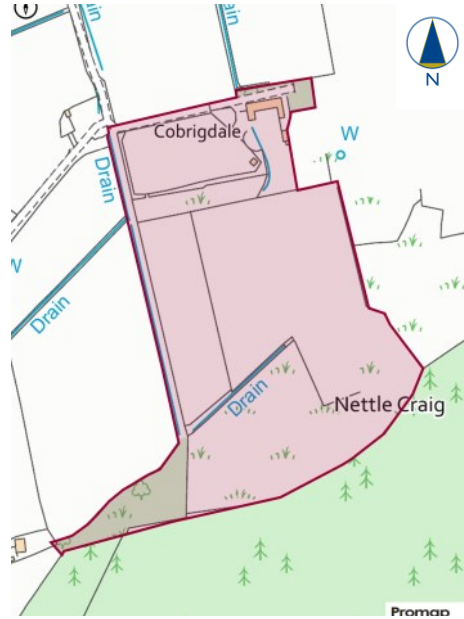
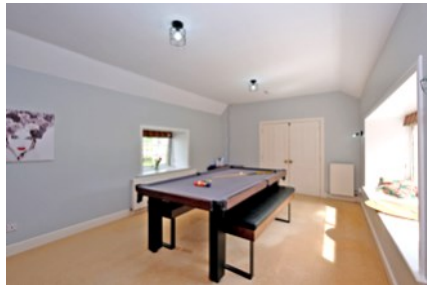
Entering the property into the very generous entrance vestibule featuring exposed granite floor and exposed timber roof, you can walk through the main hallway to take you to the western wing of the steading comprising the extensive family and entertaining areas as well as a useful office with attic access. Handy WC and cosy snug / fifth bedroom are also taken off the main hallway. The bright, triple-aspect dining kitchen provides lots of space for cooking and family dining with lovely views of the garden and patio areas. Through to the eastern wing of the steading comprises three bedrooms, family shower room, excellent utility room with butcher-block counter tops and Belfast sink and the beautiful master bedroom with bath en-suite.

Cobrigdale is excellently laid out to provide ample family space and entertaining areas for dinner parties or relaxing. The large family room would make a fantastic formal dining area for those special dining occasions with family and friends.

Externally, the property features generous and well-maintained garden grounds with beautifully maintained lawns which includes a pond area and bridge over the stream that weaves through the property. The flagstone patio and timber decking with hot tub have complete privacy and are south-facing, making these the perfect sun-traps for relaxing and BBQ receptions.

The extensive grazing available is more than adequate for equestrian purposes, with the lower area of grass providing an excellent site for installing a tree-sheltered manège. The property is currently served with a block of timber stables served with mains electricity and other timber outbuildings including two double garages.





Land

Providing around 14 acres of grazing in total, the land at Cobrigdale has been maintained as permanent pasture during the vendors' ownership, being topped and mowed regularly.

The majority of the land is classified as Grade 3.2 and the higher areas being Grade 4.2 as per the land capability for agriculture map by the James Hutton Institute.

Whilst not stock fenced, the land would make for excellent rotational grazing if divided into smaller areas. The level paddock nearest to the dwelling would be suited to creating a manège or possibly a large garden area for the budding horticulturalist with ample space for polytunnels, vegetable plots etc.

The land is generally bordered with trees and shrubbery providing excellent shelter, privacy and havens for fauna and wildlife.

Directions

From Inverurie, travel north on the A96, turning left at the Oyne fork (signposted B9002 'Insch 5' and 'Kennethmont 11'). Continue through Oyne and turn left as signposted for 'Auchleven 2' 'Leslie 4' and 'Clatt 8'. Drive up this road for approximately 200 yards and the track for Cobrigdale is on your left, over a timber bridge. Continue up the access track and turn left at the end as indicated by our 'For Sale' board.

Viewings

Virtual viewings / 3D tour available online. To arrange a formal viewing contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm) or out of hours contact the agent on 07506 892176.

Property Details

Home Report: Home Report is available on our website.

EPC: Band D

Council Tax: Band G

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

Included in Sale: All floor coverings, blinds, curtains, light fittings, shades, fridge-freezer, wine cooler, range cooker and hot tub are all included in sale.

Tractor, implements, robotic mower and house furniture available by separate negotiation.





Property Details & Important Notices

Local Authority: Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB

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 only



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

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