

GOWANLEA

NEW DEER, TURRIFF



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"A substantial five bedroom detached bungalow set within approx. 8 acres of land on the edge of **New Deer**"



Gowanlea, New Deer

Turriff AB53 6XD

For Sale as a whole:

Offers Over £400,000

Property Highlights

- + Substantial 5 bedroom detached bungalow providing spacious family accommodation
- + Benefits from 8 acres of IACS registered land well suited to livestock or equestrian use
- + Large well maintained garden area complimented by greenhouse & sitooterie
- + Traditional outbuildings offering ample storage or workshop options

Location & Situation

The property enjoys a peaceful rural setting on the edge of the village of **New Deer**, a well-established community situated in the heart of Aberdeenshire.

New Deer itself offers a range of everyday amenities within the village, including a convenience store, post office, café and community facilities. For families, a major benefit is that New Deer provides early learning and primary education for children from nursery through to P7 with secondary education provided nearby at Mintlaw Academy (8.4 miles).

The surrounding area is particularly appealing to those looking for a country lifestyle, with the open countryside of the Buchan and Formartine areas providing excellent opportunities for walking, cycling, outdoor pursuits and enjoying the rural landscape.

For those interested in agriculture and equestrian, the annual New Deer Agricultural Show is a full two day agricultural show with one of the largest horse shows in the area and top quality livestock competing for many prizes in their classes.

New Deer is well placed for access to the surrounding towns and the wider north-east of Scotland. The city of Aberdeen is approximately 29 miles away and can be reached by car in around 40 minutes, providing access to extensive shopping, cultural, recreational and professional facilities together with Aberdeen International Airport and mainline train station.

Prospective purchasers will gather that Gowanlea therefore offers the perfect balance between countryside living, village convenience and close proximity to a major city.

Distances

Turriff 12 miles

Fraserburgh 15 miles

Ellon 12 miles

Peterhead 17 miles

Aberdeen 29 miles



Gowanlea

Gross Internal Floor Area - approx. sq.m

what3words location: [///everyone.severe.dreamer](https://www.what3words.com/#!/en/veryone/severe/dreamer)

Description

Gowanlea occupies an enviable semi-rural setting on the edge of New Deer village, combining the tranquillity and open space of the surrounding countryside with the convenience of village living. The extensive grounds provide considerable scope for equestrian, agricultural, or recreational use or simply as a haven for those who wish an attractive and comfortable home with manageable acreage.

The house comprises an entrance vestibule, welcome reception hall, a well proportioned kitchen with useful storage units, large dining room, a handy utility room with attached W.C. (and separate entrance door), spacious living room which leads into the sun-room with French doors and extensive views over the surrounding fields.

A master bedroom with ensuite shower room, three double bedrooms, large family bathroom with bath and self contained shower, finally an office which can double as bedroom five.

Overall, the accommodation provides a generous and adaptable home, with the combination of five bedrooms, multiple reception rooms and useful ancillary spaces making it well placed as a welcoming family home, ample space for entertaining or those looking for additional space to work from home.

Outbuildings

The property is further complemented by a range of three outbuildings, including a distinctive Nissan hut, providing valuable additional storage and workspace. The buildings, complete with water and electrics, offer considerable scope for a variety of uses, subject to any necessary consents, and further enhance the property's appeal for those seeking a smallholding, equestrian or rural lifestyle.

Land

The land at Gowanlea is split into 4 field parcels and classified as Grade 3(2) by the James Hutton Institute. It offers a wonderful opportunity as a smallholding or for equestrian purposes, being well fenced and with water to the fields.

Clawback

Please note Area 3 (hatched in red) per the indicative sale plan will be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of 25 years from completion of sale.

Property Details

Home Report: Home Report available online. **EPC:** Band D **Council Tax:** Band F

Services: Mains water & electricity. Oil central heating. Private drainage to septic tank. Electric to buildings and water to fields.



Directions

From Ellon head north on the A948 for approx. 13 miles and arrive in New Deer (Auchreddie Road East) turning first right onto Stoneybank Terrace (B9170) and continue for 0.2 miles after you leave the village sign Gowanlea is found on your left.

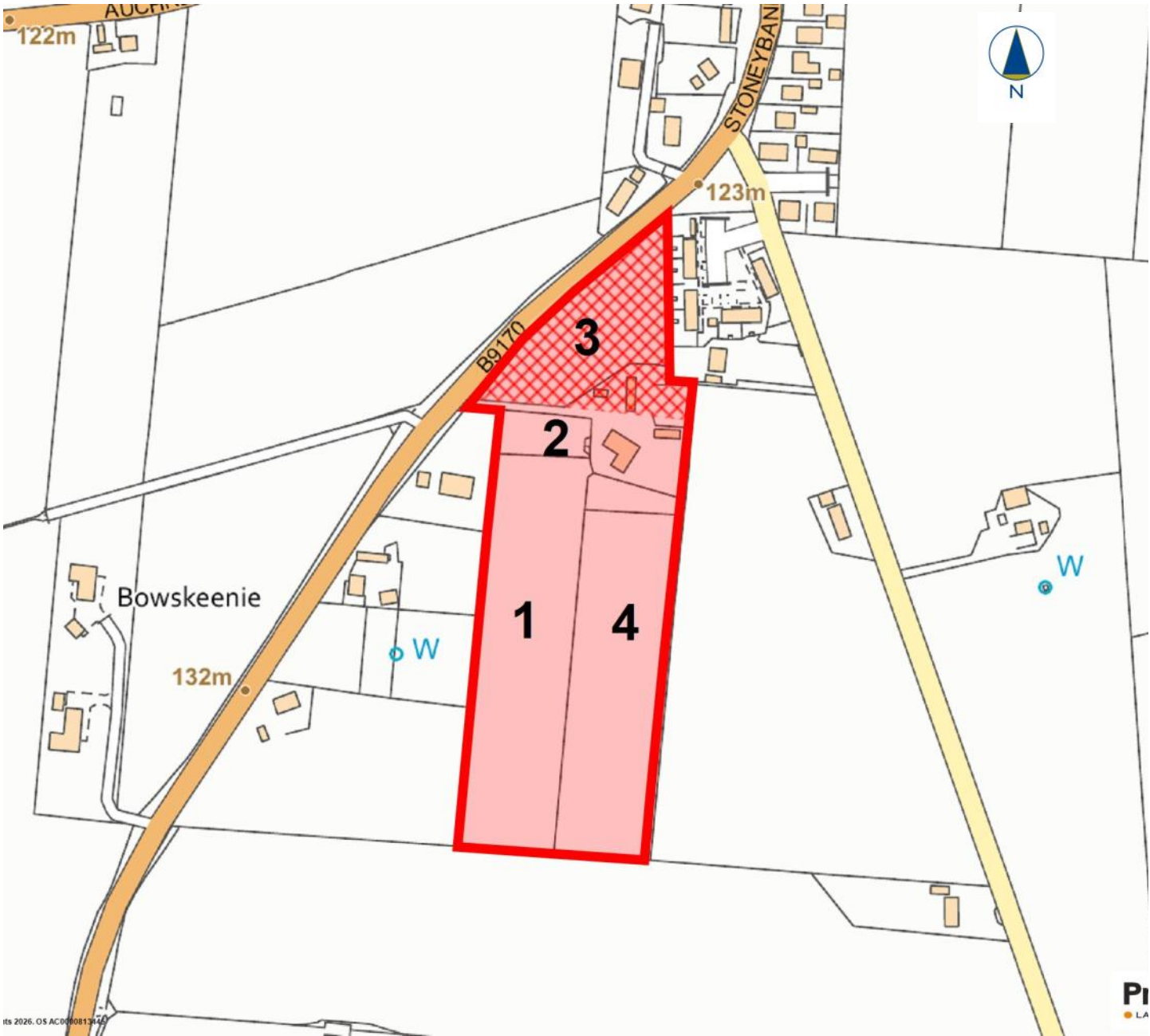
Viewings

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



Gowanlea Indicative Sale Plan

The indicative sale sale and location plan provided not to scale and is for illustrative purposes only.



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