



STONYFIELD FARM

DRUMBLADE, HUNTLY

**ABERDEEN
&
NORTHERN
ESTATES**



“**Charming small farm** in a peaceful and elevated position, offering stunning panoramic views and exceptional potential - ideal for a range of rural pursuits in a picturesque setting just a short distance from **Huntly**”



Stonyfield Farm, Drumblade Huntly, Aberdeenshire, AB54 6AN

For Sale as a whole:

Offers Over £550,000

Property Highlights

- + Characterful farm extending to 7.62ha (18.83 acres) or thereby in total
- + IACS registered land comprising grass paddocks and c.0.98ha (2.43 acres) of native woodland
- + Peaceful yet accessible location east of Huntly, less than 2 miles off the A96
- + Bright and spacious farmhouse with annexe - perfect for multigenerational living
- + Large general purpose shed and traditional steading with development potential

Location & Situation

Stonyfield Farm is located just 5 miles to the east of the historic town of Huntly in the county of Aberdeenshire. Originally known as Milton of Strathbogie in the 12th Century, the area was renamed 'Huntly' by Alexander, the 3rd Earl of Huntly in 1506. The settlement was later modernized and given its gridded layout in the 18th Century by the 4th Duke of Gordon, where it was officially given the name it is known by today.

Huntly is a bustling market town and boasts primary and secondary schooling as well as nursery provision along with a community hospital, GP practice and dentists. There is a plethora of essential conveniences including two major supermarkets, fuel stations, convenience stores, independent shops and cafés, and various leisure and sporting facilities. As well as regular bus services to and from Huntly, Huntly Train Station provides regular connections to Aberdeen and

Inverness. Aberdeen City is around a 45-minute drive from Stonyfield, offering a range of retail, hospitality and events offerings befitting of the Energy Capital of Europe as well as excellent shopping and two world-class universities. Aberdeen International Airport is some 32 miles away, and offers a range of national and international flight connections.

Agriculture plays a key role in the local Aberdeenshire economy. Huntly is well-placed to serve the agricultural sector, offering dealerships, services and suppliers locally as well as a veterinary practice in the town itself. The local livestock market at Huntly and Thainstone Centre in Inverurie both hold regular weekly sheep and cattle sales throughout the year, attracting buyers from across the country. Local and national livestock haulage is easily supplied in the area.

Distances

Huntly 5 miles

Inverurie 20 miles

Aberdeen 35 miles



Stonyfield Farm

Farmhouse Gross Internal Floor Area - approx. 269 sq.m

what3words location: [///piano.sunblock.chemistry](https://www.what3words.com/piano.sunblock.chemistry)

Description

Stonyfield is a versatile and charming small farm which is well placed for seamlessly blending the qualities of rural peaceful living with the convenience of being a short drive from Huntly. This excellent rural package comprises an extended traditional farmhouse which has been recently adapted to provide a useful annexe for multi-generational living; large general purpose outbuilding, traditional steading, private woodlands, lush grass paddocks and two large ponds.

Entering the property from the yard area and patio, you walk straight into the well appointed farmhouse dining kitchen with double aspect windows. Leading through the short passage you pass the useful utility room and shower room, which leads into the large, bright living room. This room really is the heart of this home boasting a cosy woodburning stove and being flooded with natural light through the three large windows overlooking the duck pond. Off the central hallway is the vestibule with coat cupboard at the front door, under-stair storage which could easily be returned to a WC, feature staircase and the doorway into the annexe.

The well-proportioned annexe is extremely bright and airy with double aspect windows and private entrance straight into the garden spaces. There is built-in storage and a small WC / kitchenette and en-suite bedroom. This space could very easily be returned to being two separate en-suite bedrooms to provide five bedrooms overall.

On the first floor there is a large room-in-roof bedroom with small bedroom leading off, family bathroom and the master bedroom which comprises masses of built-in storage and useful walk-in attic room.



General Purpose Shed

The steel portal frame shed, measuring approximately 24m x 18m has most recently been used for the rearing and housing of laying hens and ducks, however, has the versatility to be returned to a large open plan building for a variety of uses. For those looking to convert the building into equestrian use, there are three existing concrete stable boxes in place which can be added to with lots of space for adding new purpose-built boxes. The building has been fitted with electric and water and features double sliding doors at both ends. The building has a concrete floor and is clad with metal box profile sheeting. There is space to extend the building, subject to obtaining the necessary consents.

Traditional Steading

The traditional buildings situated to the north of the farmhouse provides useful storage and a sheltered courtyard area in the square. The steadings have development potential, subject to obtaining all necessary consents. The vendors had historically looked to develop the site for holiday let accommodation and have an indicative plan which can be shared if interested. The site has previously had planning permission for the development of the steading into three residential units and a business unit (APP/2007/0555).

Property Details

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

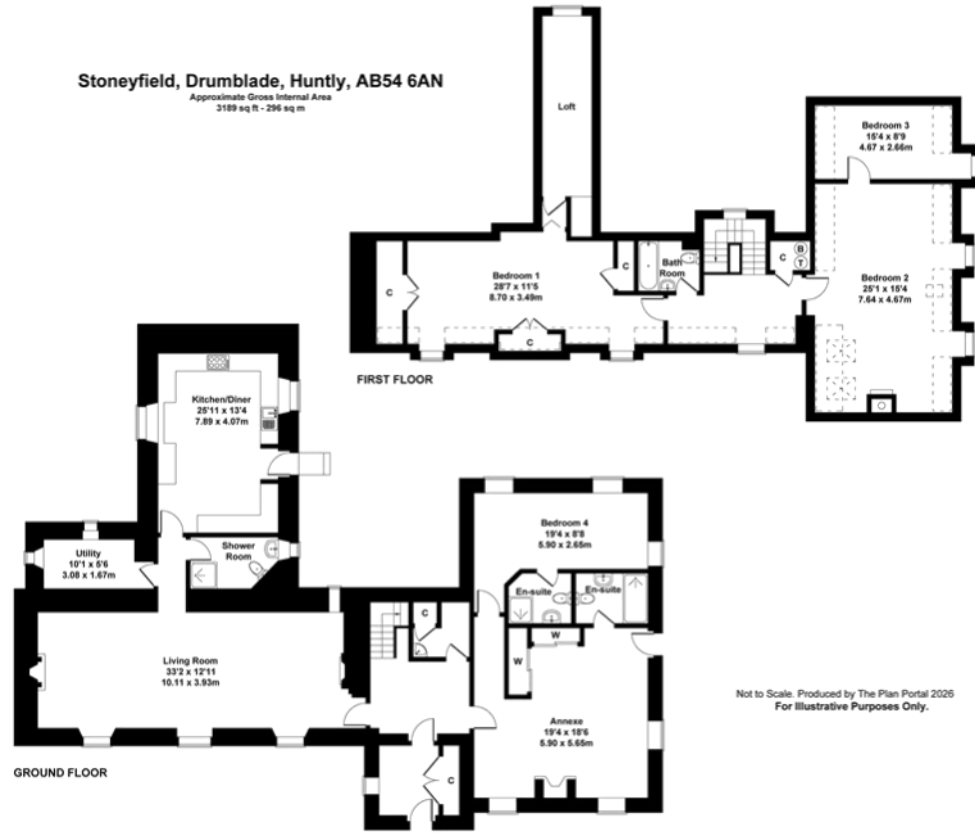
Services: Private water, mains electricity. Oil central heating and woodburning stoves. Private drainage to septic tank. Water and electric to buildings. Water to fields.

Included in Sale: House - all floor coverings, blinds, curtains, light fittings and shades. Externally - all fencing and gates, pens in shed (if required). Mobile poultry houses in paddocks, feed bins, feeders and drinkers, feed, bedding, egg packing equipment and materials all available by separate negotiation. Livestock also available by separate negotiation if required.





Stoneyfield, Drumblade, Huntly, AB54 6AN
Approximate Gross Internal Area
3189 sq ft - 296 sq m



Directions

From Huntly, head south on the A96 for around 3 miles and turn off to left for 'Thomastown'. Continue along this road through the hamlet of Thomastown until you reach the staggered junction. Continue straight ahead where Stoneyfield Farm is located on your right hand side after around 0.5 mile.

Viewings

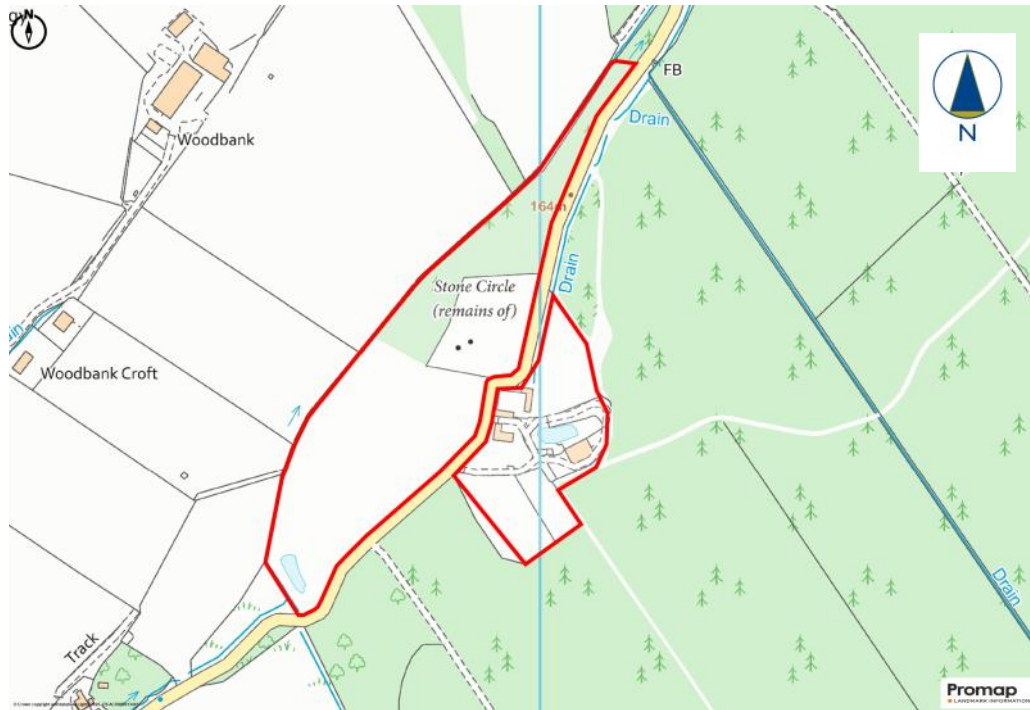
To arrange a formal viewing contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm).

Health & Safety

Caution and due care should be exercised at all times during any viewing or inspection particularly in relation to any livestock present, working machinery or materials and equipment.

Stonyfield Farm

Sale and location plan provided not to scale and is for illustrative purposes only.



The Land

The IACS Registered land at Stonyfield comprises four parcels which have been sub-divided to provide several smaller paddocks. The land is all classified as Grade 3(2) by the James Hutton Institute and lies 162m to 188m above sea level. Each paddock has access to piped water. The land has been used for the grazing of livestock and poultry since 2023 but would be well suited to cropping or equestrian use. For those looking to keep horses, good hacking is available direct from the farm and nearby, with The Cabin Equestrian Centre located around 23 miles south-east, whilst Bogenraith Equestrian Centre is around 43 miles south.

Stonyfield Stone Circle

The remains of the Stonyfield Stone Circle is a scheduled monument, located in the paddock to the north of the farm. The protected site is listed as a prehistoric ritual and funerary. It is believed that the stone circle originally consisted of twelve stones with only two now standing.

Basic Payment Scheme (BPS)

BPS Entitlements available by separate negotiation. It is understood there are 5.02 units of Region 1 and 1.65 units of Region 2 entitlements available with the property. Non LFA. Payments relating to the 2026 scheme year to be retained by the vendor.



Property Details & Important Notices

Services: Private drainage, private water & mains electricity. uPVC double glazing. Oil central heating.

Local Authority: Aberdeenshire Council, 23-25 Gordon Street, Huntly, AB54 8AL

EPC: Band E **Council Tax:** Band F **Entry:** By arrangement **BPS Entitlements:** Available by separate negotiation.

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

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

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