

LORIENEEN

BRIDGE OF MUCHALLS, STONEHAVEN, ABERDEENSHIRE



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Detached 5 bedroom home in around 1.17 acres offering a superb commercial or lifestyle opportunity.

Stonehaven 4 miles ■ Peterculter 8 miles ■ Aberdeen 12 miles

- 1 reception room. 5 bedrooms + study
- Detached house & separate Bothy
- Low impact & Energy Efficient
- Various multi-use outbuildings
- Around 1.17 acres in total
- Convenient & desirable location

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

Lorieneen is located in the sought after Bridge of Muchalls area which lies between Stonehaven on the coast and towards Maryculter to the west. With its vast farmland and stunning rolling countryside Bridge of Muchalls is a popular location for those looking to escape the hustle and bustle of city living and enjoy the great outdoors, whilst being only 12 miles from Aberdeen. Schooling is provided at Lairhillock or Newtonhill Primary School whilst secondary education is catered for at Mackie Academy or Portlethen Academy. Private education is catered for both within Aberdeen and also at Lathallan School, Johnshaven and a popular nursery at Chapelton. Located around 4 miles from the property is the seaside town of Stonehaven. Stonehaven is a very popular coastal town enjoying a large tourist trade throughout the year with many taking advantage of the stunning beach, tranquil harbour with bars and restaurants and large open air swimming pool. In addition the town has a real sense of community spirit with many amenities located within including an array of shops, hotels, restaurants, health centre, leisure centre, supermarket and a 18 hole golf course.

Aberdeen is some 12 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

Situated only a few miles from the popular town of Stonehaven and positioned amongst the beautiful Aberdeenshire countryside, we are delighted to present Lorieneen to the market. The present owners acquired the land back in 1998 and since then have worked hard to create this exciting and unique opportunity. Lorieneen, the house itself, was completed in 1998 as a low impact, energy efficient family home which was positively received and presented with an



exceptional quality and design award for sustainability and RICS Building Efficiency Award, both in 1999. The owners created a successful business growing and selling organic fruit & vegetables, Lembas Organics, and the current owners ceased trading in 2022 due to retirement.

There are a range of outbuildings, including 2 fantastic insulated sheds, including one with walk in cool store,. Potting shed, greenhouse and 11 polytunnels.

Lorineen is perfect and ready for those buyers looking for their main family home and to either be hobby growers or to start their own successful growing business or specialist nursery. Equally, Lorieneen would be ideal for those buyers simply looking to enjoy an energy efficient home with plenty outdoor space for their own enjoyment.

LORIEENEN ACCOMMODATION

Ground Floor: Entrance vestibule, shower room, open plan sitting room, dining room & kitchen. Bedroom 3, bedroom 4, bedroom 5 & bedroom 6/study. Bathroom.

First Floor: Spacious and bright landing. Bedroom 1 & Bedroom 2.

THE BOTHY ACCOMMODATION

Ground Floor: Hall, sitting room/kitchen, further big room and shower room.

GARDEN GROUNDS

Lying immediately adjacent to the house is the sheltered garden with a bright south west facing aspect. To the rear of the garden are the chicken house and an area that has previously been used to accommodate bee hives.



LAND

The boundary of Lorieeneen extends to around 1.17 acres in total. Until recently the land has been utilised for successful organic fruit & vegetable production (previously Soil Association certified); including broccoli, leeks, carrots, spinach, cabbage & lettuce.

OUTBUILDINGS

1. Insulated shed 12m x 5m with large sliding door and water.
2. Insulated shed with walk in cool store and water. Adjoining lean to wood shed.
3. Green house with water.
4. Potting shed with water.
5. Yellow tractor shed/ farm work shop.
6. 9 polytunnels 20m x 40m
7. 2 further polytunnels, including a Keder insulated & heated polytunnel with water.

There are multiple mains water points to service the polytunnels.
Two large rainwater collection tanks of around 17000L.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Lorieeneen	Mains	Mains	Private	Freehold	Woodburner	Band E	Band D

The Bothy has water and electricity only. No heating. The Bothy has a separate electric meter from the main house.

RIGHTS OF ACCESS

Please note a right of access will be retained to access the field to the North on very occasional and emergency use only. The gate must remain in situ. Lorieeneen has a right of access across the red hatched area shown on the boundary indication plan.

PURCHASE OPTIONS

The house and garden ground only may be available to purchase if the land is not required. This option is very light green/yellow on the boundary plan on page 11 of the brochure. Please speak to the agent for more information.

DIRECTIONS

From Aberdeen, travel south on the B9077 South Deeside Road at Bridge of Dee and follow this road for some time turning second left after the former Old Mill Inn, at Milltimber, signed posted B979 for Stonehaven. Follow this road for around 5 miles turning left as sign posted for Bridge of Muchalls and Cookney. Follow this road for approximately 1.6 miles and continue over the pass over. Turn first right and the entrance to Lorieeneen is on the left hand side.

Please do not use the postcode on your Sat Nav for directions. This will take you onto the new AWPR. Please follow our directions above.

POST CODE

AB39 3RU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///driftwood.carrots.chosen





VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Most of the photographs taken in March 2023.

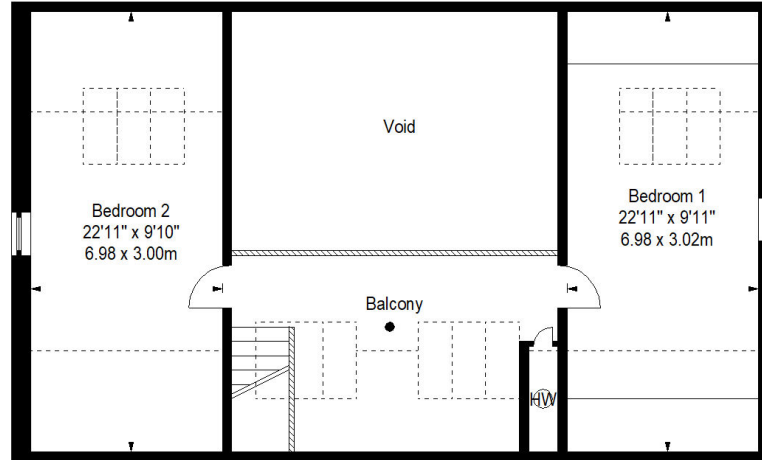




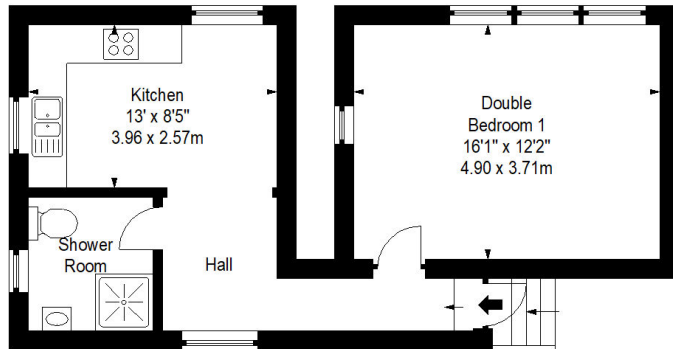
**Lorieneen,
Bridge of Muchalls,
Stonehaven,
Aberdeenshire, AB39 3RU**



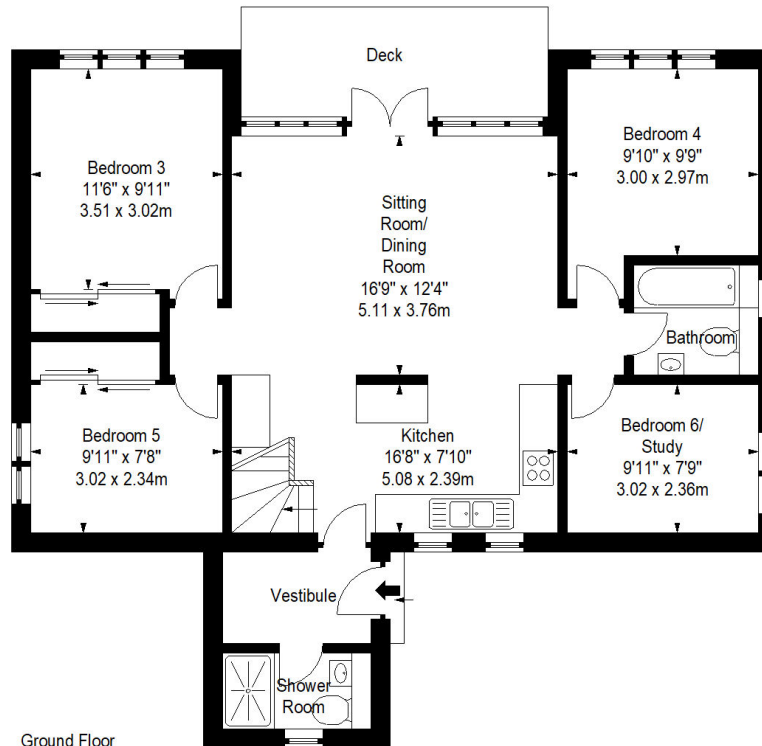
Approx. Gross Internal Area
1587 Sq Ft - 147.43 Sq M
Out Building
Approx. Gross Internal Area
442 Sq Ft - 41.06 Sq M
For identification only. Not to scale.
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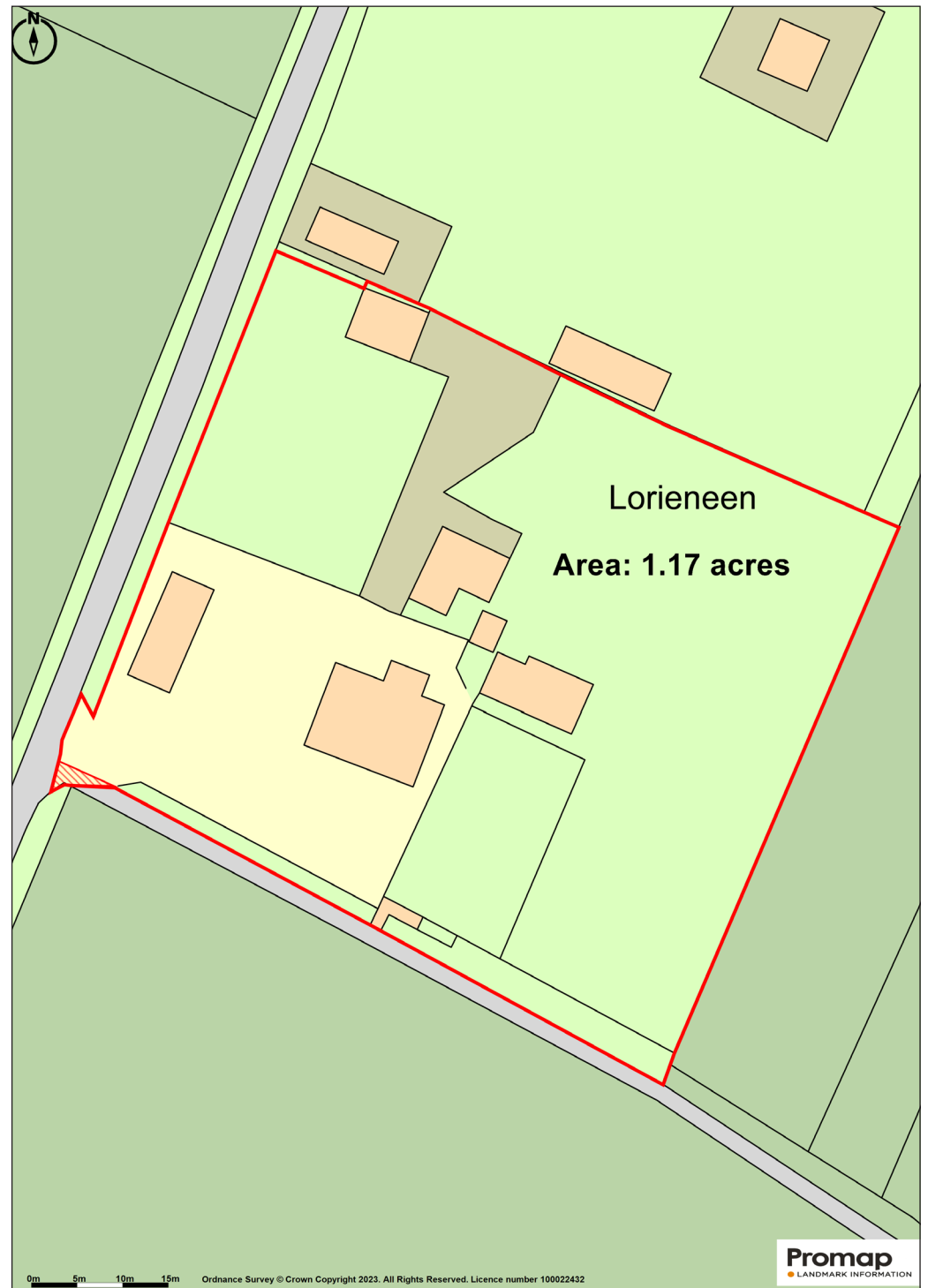
First Floor



Ground Floor



Ground Floor





Galbraith



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