

House of Syde, Huntly Aberdeenshire



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A charming country residence set within private mature grounds and paddock extending to about 12 acres with spectacular panoramic views over the picturesque countryside

House of Syde is a generous and distinctive property, offering over 5,100 sq ft of total internal accommodation. While the house would benefit from some modernisation, it provides an appealing balance of substantial reception space and comfortable family living, all set against a backdrop of rolling hills and open countryside.

The welcoming reception hall leads to a series of light-filled reception rooms, including a drawing room and a formal sitting room with fireplace and a large bay window framing far-reaching views. A spacious study with fireplace, bespoke shelving and a door to the side garden provides an ideal setting for home working, while a further family room also benefits from a fireplace and direct access to the garden. The kitchen is well proportioned, featuring a traditional Aga, a large central island with tiled worktops and ample space for dining. Practical requirements are well catered for by a sizeable utility room, pantry and a range of integrated storage rooms.

The bedroom accommodation is arranged along a central hallway and comprises five double bedrooms. The principal suite is a particular highlight, benefiting from a generous dressing room and an en suite bathroom. One further bedroom also enjoys en suite facilities, while the remaining bedrooms are served by two additional family bathrooms.

The property is approached via a private sweeping driveway that winds through mature woodland to a generous parking area, where there is a double garage and an additional single garage. The grounds form a key feature of the property, with established borders, expansive lawns and a paved terrace designed to make the most of the surrounding countryside views. The house includes a large paddock and all in the property extends to about 12 acres.



Location

House of Syde is set in a peaceful rural position near the village of Kennethmont, surrounded by open Aberdeenshire countryside yet within easy reach of everyday amenities. The nearby market town of Huntly, around 7 miles away, offers supermarkets, independent shops, cafés, restaurants and leisure facilities, while Inverurie and Aberdeen provide a broader range of retail, cultural and professional services.

Education provision is strong, with local primary schooling in Kennethmont and secondary education at The Gordon Schools in Huntly, alongside respected independent schools in Aberdeen including Robert Gordon's College and Albyn School.

Transport connections are convenient, with the A96 providing direct access to Aberdeen and Inverness. Huntly railway station offers regular services on the Aberdeen–Inverness line, while Aberdeen International Airport provides a wide range of domestic and international flights.

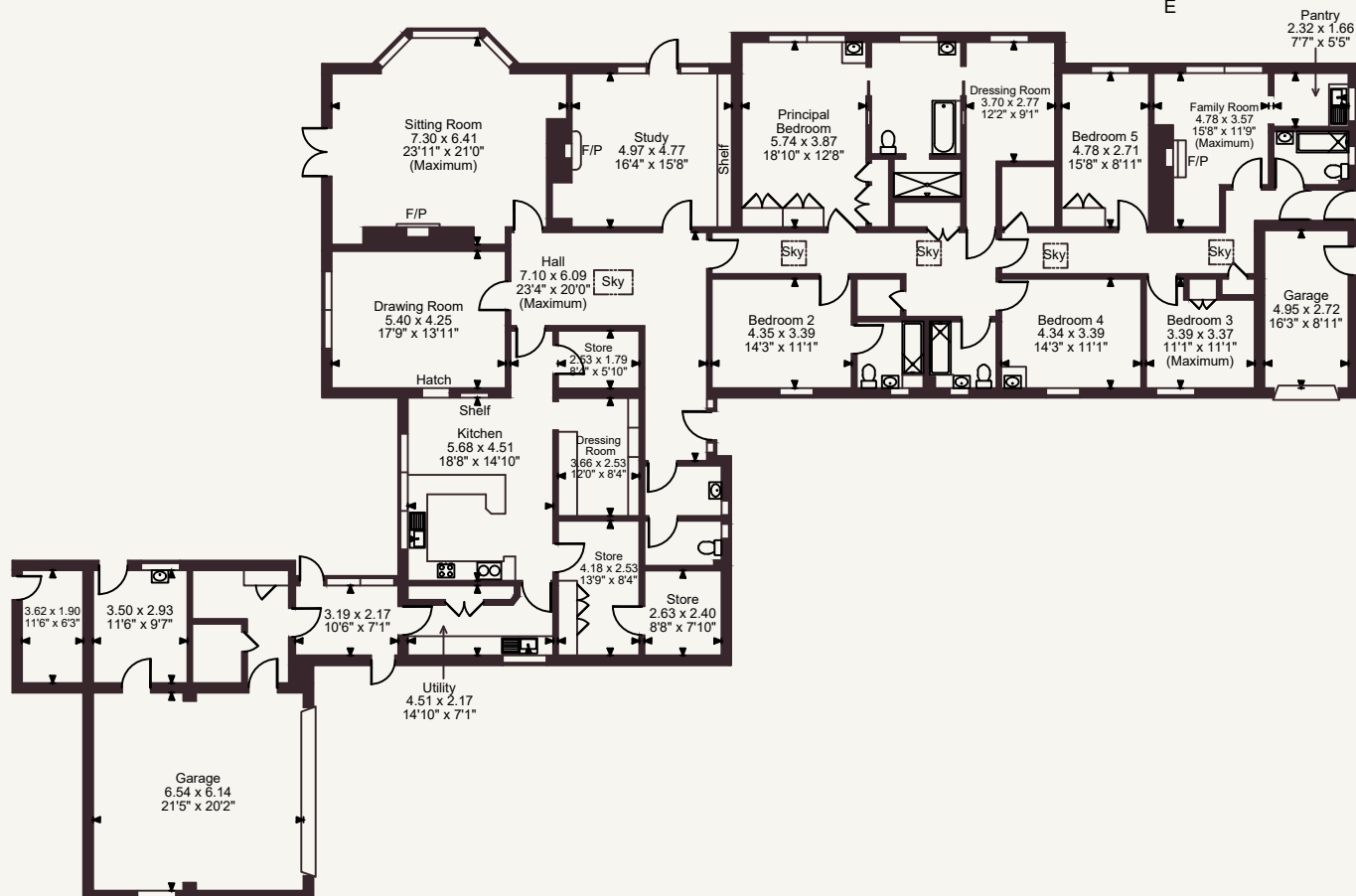
Postcode region: AB54

General

Local Authority: Aberdeenshire Council
Services: Electricity mains, water mains, heating oil fired, drainage private septic tank.
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

4,350 sq ft (404 sq m)
4 reception rooms
5 bedrooms | 4 bathrooms
About 12 acres
Double garage and a single garage
Freehold | Rural

Offers over £365,000



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