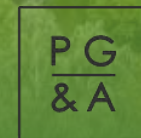


An aerial photograph of a large, historic stone manse with a grey slate roof and a prominent front porch. The manse is surrounded by lush green lawns, numerous trees, and a large garden. A tennis court is visible in the lower left, and a small stone building is in the lower right. The property is set in a rural area with a road and fields in the background.

# DALUAINÉ MANSE & GARDENS

Rhynie, Aberdeenshire



**PETER GRAHAM  
& ASSOCIATES LLP**  
CHARTERED SURVEYORS



# DALUAIN MANSE & GARDENS

Rhynie, Huntly, Aberdeenshire, AB54 4WA

7 bedrooms | 6.34 Hectares

**Offers Over £790,000**

Characterful and substantial former manse with historical and architectural significance, set in a rural and scenic location with impressive grounds.

- Elegant mid-18<sup>th</sup> century manse
- Approx 6.34 hectares (15.65 acres )of landscaped gardens, arboretums, and policy ground
- Generous accommodation over three floors
- Walled garden, arboretums, and formal south-facing terrace
- Detached garage/workshop with additional greenhouses and stores
- Private rural location with attractive views
- Approx. 38 miles to Aberdeen, 9 miles to Huntly
- Freehold with vacant possession





## Property Overview

Set in a commanding elevated position just outside Rhynie, this distinguished stone-built former manse combines historical grandeur with rural tranquility. Dating from the mid-18th century the property retains a wealth of period features including high gables, coped chimneys, and traditional stonework.

Sympathetically extended with a modern south-facing conservatory, the house offers generous and flexible accommodation across multiple levels. While internally dated in places, the house is entirely serviceable and ready for a new chapter.

With grounds extending to approximately 6.34 hectares, including a 17th century walled garden, formal south lawn, arboretums, and mature woodland, the property provides an extraordinary setting with potential for horticulture, events, or leisure use.





# Accommodation

## Ground Floor

Modern Conservatory with views over terrace and gardens

Entrance Hall with traditional features

Drawing Room with open fire

Dining Room with fireplace

Kitchen/Diner, Pantry, Larder, and Utility

Boot Room, W/C, and rear corridor

## Half Landing

Bathroom

Bedroom/Study

## First Floor

Spacious Landing

3 Bedrooms including Principal Bedroom with En-Suite

Additional Dressing Room/Bedroom

## Second Floor

2 Further Bedrooms

Family Bathroom













## Gardens & Grounds

Approx. 6.34 hectares of private grounds

Category B Listed, 17th century walled Garden with historic features

Terraced lawn with herbaceous borders and panoramic views

Lower Arboretum along the River Bogie

Upper Arboretum and meadow with a Scheduled Monument (Bell Knowe Cairn) and fruit cages

## Outbuildings

Substantial stone/harled garage and workshop building. Includes Double Garage, Woodstore, Workshop, W/C, and Larder

Two Timber-Framed Greenhouses

Garden Folly

***“A breathtaking example of all that is best about gardening in Scotland” The Scotsman, 2006***





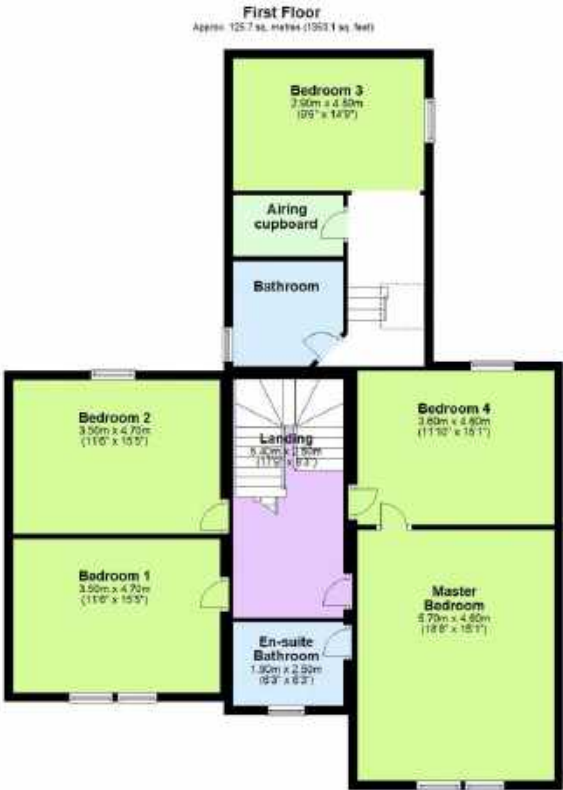








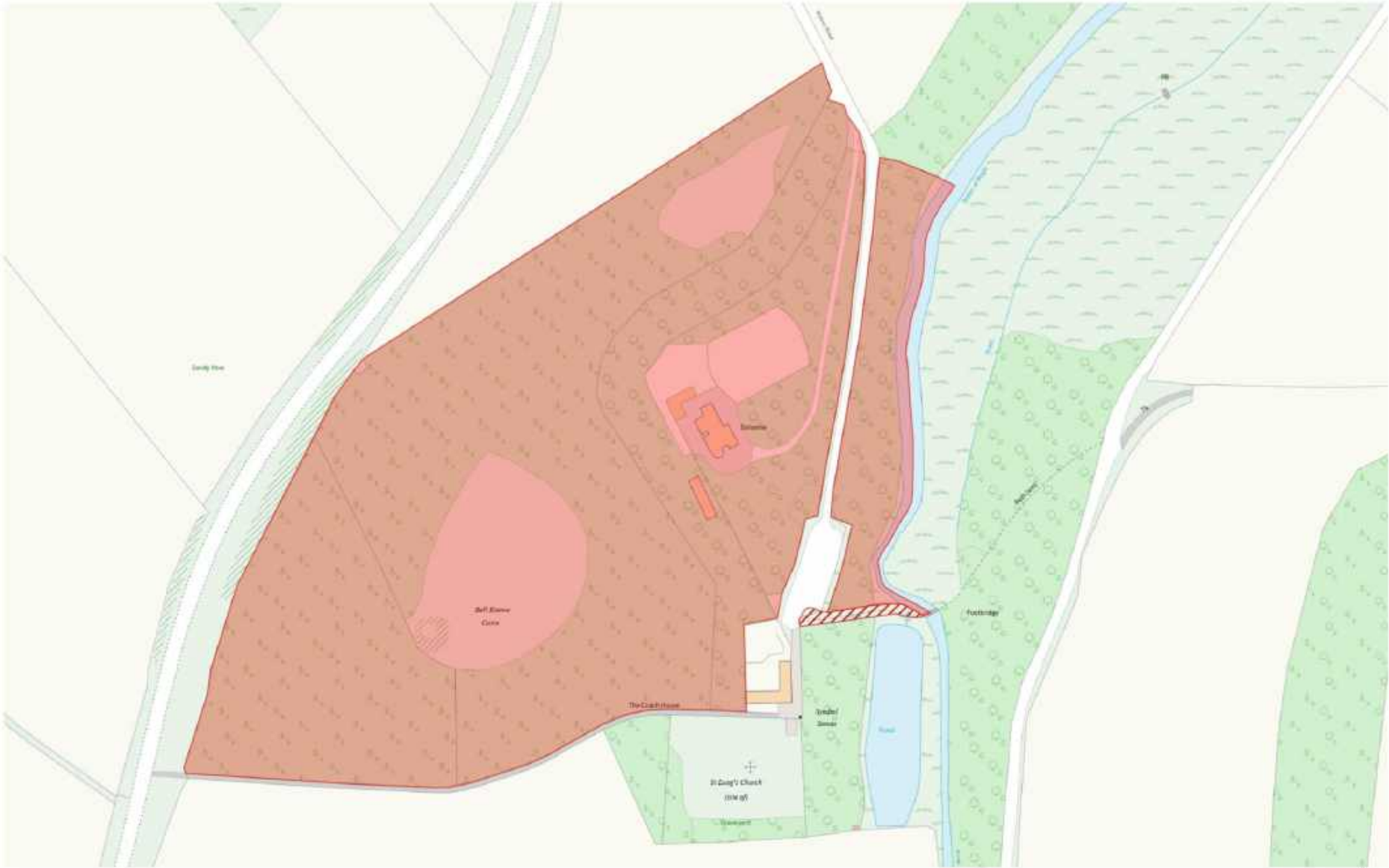
# Floor Plan



Total area: approx. 379.6 sq. metres (4085.4 sq. feet)  
Daluzaine, Rhynie, Huntly



# Boundary Plan





## Location

Dalucaine Manse enjoys a peaceful yet convenient rural setting on the edge of the historic village of Rhynie, in the heart of Aberdeenshire.

Surrounded by rolling countryside and commanding views towards Tap o' Noth, the property lies within an area rich in heritage, with notable historic sites nearby, including Huntly Castle and the Rhynie Pictish Stone display next door.

Local amenities in Rhynie include a primary school, shop and post office, while the nearby towns of Huntly and Alford provide a wider range of services, secondary schooling, and leisure facilities. The property is within reach independent schools, including Gordonstoun, St Margeret's School for Girls, Robert Gordon's College and Albyn School.

The area is well-positioned for access to Royal Deeside, with its scenic beauty, outdoor pursuits, and royal connections. Huntly railway station offers direct links to Aberdeen and Inverness, and Aberdeen itself is easily accessible for commuting, providing a full range of business, transport, and cultural facilities.



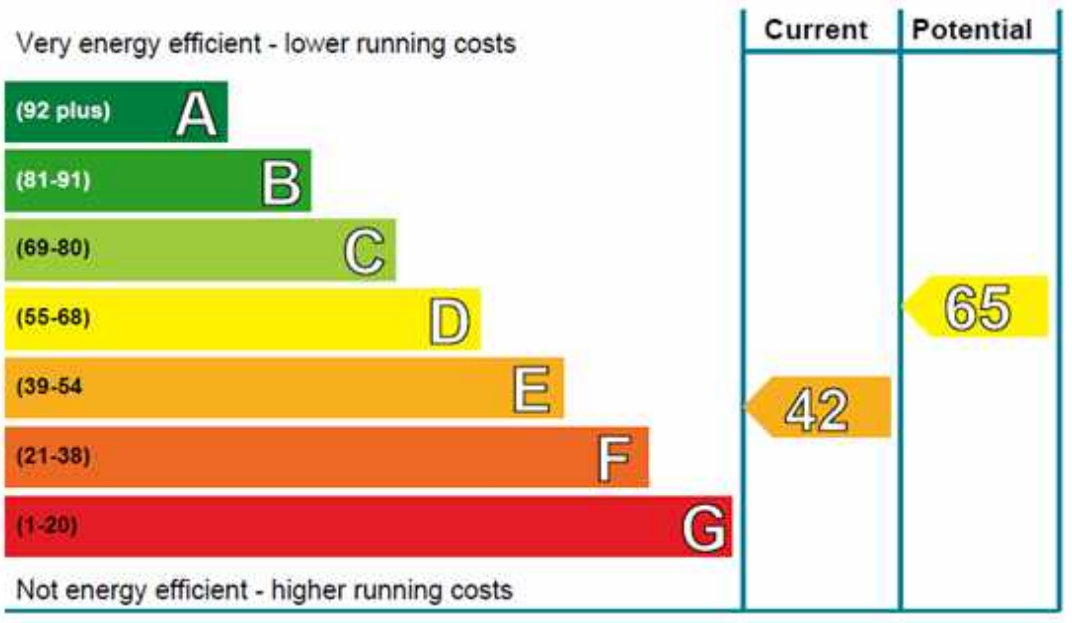


Services

Electricity	Mains
Water	Private
Drainage	Septic tank
Heating	Oil
Fires	Open fires in principle reception rooms
Renewables	Solar (understood to be out of use)

Property Information

Local Authority	Aberdeenshire Council
Council Tax Band	Band G
EPC	Band E
Tenure	Freehold
Listed Building	Daluaine Walled Garden
Scheduled Monument	Bell Knowe Cairn
Radon	Risk level of Less than 1%





## Viewing & Contact

Viewing strictly by appointment only. To arrange a viewing please contact Peter Graham & Associates LLP

01343 862969

[mail@petergassoc.co.uk](mailto:mail@petergassoc.co.uk)

<https://petergassoc.com/>

**Postcode** AB54 4WA

**What3Words** [///cakewalk.camp.broccoli](https://www.what3words.com/cakewalk/camp/broccoli)

## Directions

From Huntly, take the A97 south towards Rhynie. Drive through the village and on the outskirts, turn left onto Manse Road. Daluaine Manse is situated on the left-hand side, through a set of electric gates. Please note that the property is located in a rural area and we recommend using a satellite navigation system or detailed map for precise routing.

## Offers

Offers should be submitted in full Scottish legal terms

## Closing Date

A closing date may be fixed and prospective purchasers are advised to register their interest with the Selling Agents. Prospective Purchasers should note unless that their interest in the property is registered, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without notice.

## Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- 1) The descriptions and photographs of the property are for guidance only and are not a complete representation of the property
- 2) Plans are not to scale, for guidance only and do not form part of the contract
- 3) Services and any appliance referred to have not been tested and cannot be verified as in working order
- 4) No survey has been carried out on any part of the property by Peter Graham and Associates or the vendor
- 5) Measurements are approximate and must not be relied on
- 6) Only those items referred to in the text of these particulars are included
- 7) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement