



Brookefield, Shannochs Brae, Shannochs Brae - AB53 4PF

Offers Over £465,000

PATON & CO

SALES | LETTINGS | RURAL



Brookefield, Shannochs Brae

Shannochs Brae, Turriff

An impressive country home enjoying exceptional privacy, landscaped grounds and sweeping views across the rolling Aberdeenshire countryside, just outside Turriff.

- Exceptional elevated countryside setting
- Far-reaching views across the surrounding valley
- Private and secluded position close to Turriff
- Impressive four-bedroom family home
- Flexible split-level accommodation with home office and integral garage

Accommodation Comprises

Lower Ground Floor – Office, Garage & Storage

Ground Floor: Kitchen Dining, Utility, WC, Entrance Hall, Bedroom, Family Bathroom, Bedroom with Ensuite Shower Room

First Floor: Principal Bedroom with Ensuite Shower Room & Bedroom



Property Description

Set in an elevated and wonderfully private position overlooking the rolling Aberdeenshire countryside, Brookefield is a distinctive country home enjoying exceptional views, beautifully established south-west facing grounds and an enviable sense of peace and seclusion

Upon entering, a welcoming and spacious reception hall sets the tone for the accommodation beyond. At the heart of the home lies the stunning open-plan kitchen and dining area, featuring a central island, generous pantry storage and French doors opening directly onto a delightful patio. A practical utility room and convenient WC further enhance the functionality of this space.

Positioned off the utility room, a separate staircase leads to the integral garage, additional storage areas and a dedicated home office, providing excellent flexibility for those working remotely.

The bright and beautifully proportioned sitting room enjoys an abundance of natural light from expansive windows and French doors, which open onto a further patio space, creating an ideal setting for outdoor entertaining and relaxed family living.

A short flight of steps leads to two generously sized ground-floor double bedrooms, both benefiting from fitted storage. One enjoys the added luxury of an en-suite shower room, while the second is served by the well-appointed family bathroom on this level.

On the upper floor, the impressive principal bedroom is flooded with natural light through Velux windows and benefits from fitted wardrobes together with a stylish en-suite shower room. A fourth spacious double bedroom, also featuring fitted storage, completes the accommodation.











Garden & Grounds

Occupying an elevated position amidst the rolling Aberdeenshire countryside, Brookfield enjoys exceptional privacy and far-reaching rural views.

A private driveway leads to ample parking and the integral garage. The landscaped grounds have been carefully designed to maximise enjoyment of the surrounding setting. Mature hedging provides excellent shelter and seclusion, while paved terraces and seating areas offer superb spaces for outdoor dining and entertaining.

Areas of lawn surround the property and blend seamlessly into the picturesque countryside beyond.

Brookfield presents a rare opportunity to acquire a substantial family home combining privacy, flexible living space and breathtaking scenery, all within a truly idyllic rural setting.

Distances

Turriff Town Centre 1.5 miles, Fyvie 8 miles, Aberchirder 7 miles, Banff 11 miles, Macduff 11 miles, Huntly 18 miles, Oldmeldrum 18 miles, Inverurie 22 miles, Ellon 22 miles, Fraserburgh 23 miles, Peterhead 29 miles, Aberdeen City Centre 35 miles. (all mileage is approximate)





Area Insights

Brookefield enjoys a peaceful elevated position surrounded by the rolling countryside of Aberdeenshire, while being within easy reach of the well-established market town of Turriff. Known locally as ‘Turra’, Turriff has a strong community feel and provides a good range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and local services. The town is also well known for the annual Turra Show, one of Scotland’s best-known agricultural events, reflecting the area's strong farming heritage.

Families are well served locally, with Turriff Primary School providing primary education and Turriff Academy serving secondary-age pupils. Turriff Primary has a modern purpose-built facility with extensive grounds, an all-weather pitch, nursery provision and a programme of after-school clubs, while the town also offers a range of sporting and recreational facilities. For those who enjoy an active lifestyle, the surrounding countryside provides plentiful opportunities for walking, cycling and exploring, with quiet country roads and scenic routes extending through the wider Turriff and Formartine area. Turriff Golf Club offers an 18-hole course in a picturesque setting, while The Haughs provides a popular recreational space close to the town. There is also an excellent selection of historic and cultural attractions nearby. Delgatie Castle, just outside Turriff, offers visitors the opportunity to explore its fascinating history, distinctive painted ceilings, grounds and tearoom.

A little further afield, Fyvie Castle, Garden & Estate provides an impressive setting for a day out, with its 800-year history, beautiful gardens, woodland walks, loch and extensive estate. The nearby Banffshire coast provides a wonderful change of scenery, with Banff, Macduff and the surrounding coastline offering sandy beaches, picturesque harbours, coastal walks and opportunities to enjoy the sea and local wildlife. Macduff Marine Aquarium and Duff House are among the attractions within easy reach, while the wider coastline is ideal for exploring throughout the year. Turriff’s location also makes it a convenient base for exploring further afield, with Aberdeen accessible for a broader range of shopping, restaurants, cultural attractions, entertainment and employment opportunities.

The surrounding Aberdeenshire and Moray countryside offers further opportunities for days out, from castles and country estates to coastal villages, beaches and outdoor pursuits. Brookefield therefore offers an appealing combination of rural tranquillity and convenience — a substantial and flexible family home surrounded by beautiful countryside, while remaining close to Turriff’s schools, amenities and leisure facilities and within easy reach of the wider attractions of Aberdeenshire.

Brookefield enjoys a peaceful elevated position surrounded by the rolling countryside of Aberdeenshire, while being within easy reach of the well-established market town of Turriff. Known locally as ‘Turra’, Turriff has a strong





Useful Links

[Turriff Primary School](#) – Primary education, nursery and school information.

[Turriff Academy](#) – Secondary education and local school information.

[Turriff Area](#) – Local information, attractions and things to do.

[Visit Aberdeenshire – Turriff](#) – Information on local attractions, events and the wider area.

[Turriff Golf Club](#) – Local golf club and course information.

[Delgatie Castle](#) – Historic castle, grounds, tearoom and visitor information.

[Fyvie Castle, Garden & Estate](#) – Historic castle, gardens, estate and walking routes.

[Duff House](#) – Historic house, art and surrounding grounds.

[Macduff Marine Aquarium](#) – Local marine life and coastal wildlife.

[Turriff & District Visitor Information](#) – Local attractions, activities and places to visit.

[Aberdeenshire Council](#) – Council services, schools and local information.

[Aberdeenshire Leisure](#) – Local sports, leisure and cultural facilities.

[Turriff Heritage Museum](#) – Local history and heritage.

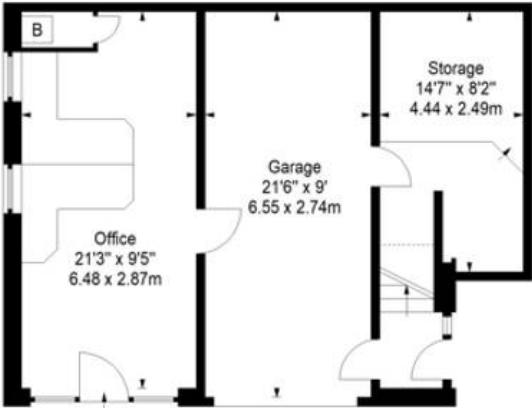
[ScotRail](#) – Train services and travel information.



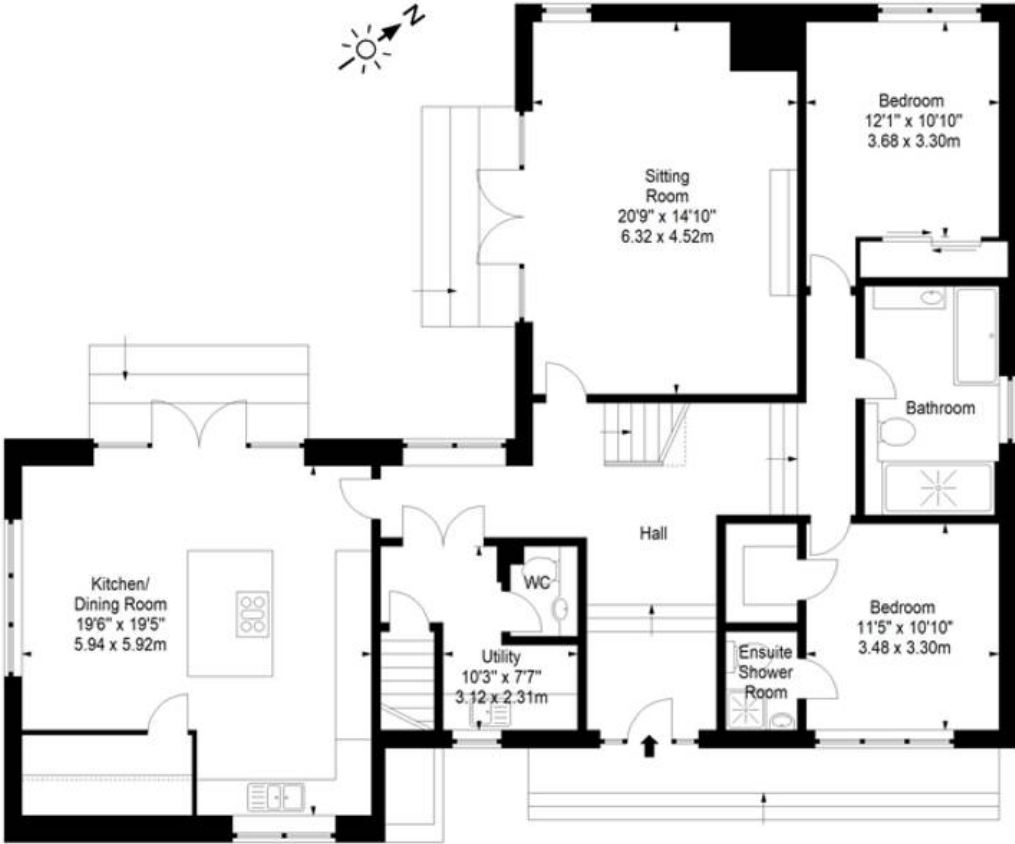
Brookfield,
Shannocks Brae,
Turriff,
Aberdeenshire, AB53 4PF



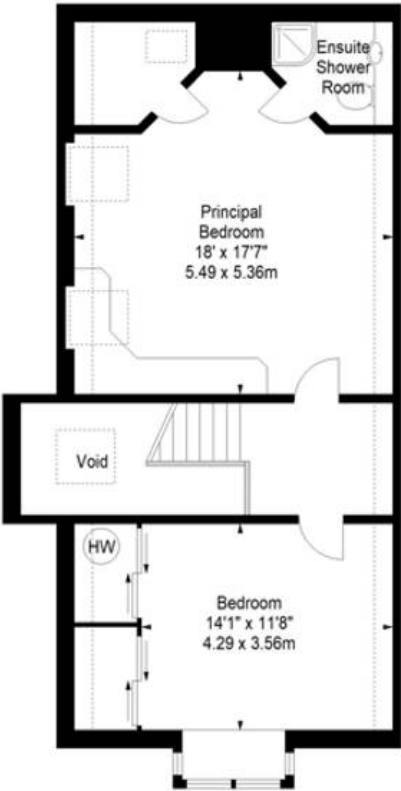
Approx. Gross Internal Area
2342 Sq Ft - 217.57 Sq M
Office, Garage & Storage
Approx. Gross Internal Area
543 Sq Ft - 50.44 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lower Ground Floor



Ground Floor



First Floor



Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(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.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO
SALES | LETTINGS | RURAL