a stunning example of a fully reinstated mansion house residence with residential, multi generational or commercial potential with circa 9 acres

TILLYCORTHIE MANSION HOUSE
UDNY
ELLO
ABERDEENSHIRE
AB41 6SD
A STUNNING EXAMPLE OF A FULLY REINSTATED MANSION HOUSE RESIDENCE WITH RESIDENTIAL, MULTI GENERATIONAL OR COMMERCIAL POTENTIAL WITH CIRCA 9 ACRES

SUMMARY

Palm courtyard

Ground Floor East Wing: Library with gentlemen’s cloakroom • Drawing room
Bespoke kitchen • Breakfast room • Cocktail bar • Christmas room • Garden room
Former receiving room • Powder room with shower • Pantry • Dining room

Ground Floor West Wing: Bathroom • Bedroom • Bedroom with en suite dressing room
Paymaster’s room • Sitting room • West wing front room • Shower room

Upper Floor East Wing: Master suite comprising en suite dressing room and en suite bathroom
The Purple Room with en suite bathroom • The Chinese Room • The Red Bathroom • Billiard room

Upper Floor West Wing: West wing principal bedroom with en suite shower room
Bedroom with en suite shower room • Butler’s bedroom • Butler’s kitchen • The Cosy • Bathroom
Oak staircase for outside access • Bedroom • West wing drawing room

Lower Level East Wing: Large store • Cellars running the full length of the east wing

Lower Level West Wing: Staircase for outside access • Catering/Preparation kitchen • Wine cellar
Refrigeration and freezer room • Bedroom • Gym • Two seismic rooms with 5 original seismic tables.

Loft Level: Fully floored attic space spans both the east and west wings
Edwardian circular steel staircase to the tower.

EPC = G
Location
Situated in the parish of Udny, 3 miles south of Pitmedden and 11 miles north of Aberdeen, and about 6 miles from the new Western Peripheral Route, Tillycorthie Mansion House sits to the south of Udny Station within a magnificent gated and walled estate.

Distances
- Aberdeen International Airport 9.5 miles
- ABZ Business Park 10 miles
- Aberdeen Royal Infirmary 13.5 miles
- Trump International Golf Resort 7 miles
- Meldrum House Golf Club 9.5 miles
- Udny Green 3 miles

History
Tillycorthie Mansion House was built in 1911 for James Rollo Duncan, a local born entrepreneur. It is a stunning example of a steel-reinforced concrete structure built by James Scott and Son of Aberdeen, pioneers in this method throughout England and the South of France where they earned a reputation for excellence in this type of workmanship.

The architect was John Cameron, also of Aberdeen, who it is thought was working from earlier plans entitled ‘Spanish Villa, Tillycorthie’. This design was almost certainly drawn up by the owner sometime after he acquired Tillycorthie Farm in 1900 during his first return to Scotland since leaving Bolivia some 18 years previously.

It was in Bolivia that he accumulated his vast wealth from tin and silver mining, and his appreciation of Spanish styling. Hennebique’s British agent L.G. Mouchel published plans and a list of works in 1920, providing evidence that the hollow-walled construction is entirely in Mouchel-Hennebique ferro-concrete.
It is said that the glass covered central courtyard was originally chalked out from the turning circle of the Daimler motor car belonging to James Duncan’s wife, Isabella, with its huge South American teak glazed sliding doors providing shelter to the tropical plantings within. The 18 acre gated and walled estate includes a 4 acre lake with boat house, and within the grounds, there are three properties which have long since been sympathetically converted into detached executive homes, along with a further three lodges at the West and North entrances to the estate. A brick chimney (the ‘sair thoom’) rises up in the adjacent field, evidence of a failed plan to have the smoke taken from the basement’s coke fuelled boilers.

The village of Udny Station owes a great deal to James Duncan, indeed it was the first village in the north east to have electricity, thanks to the Duncan Electricity Company. He also built several properties including one as a wedding present for a daughter, the public hall and he made considerable use of the old Formartine and Buchan Railway, which his daughters used for getting to St Margaret’s school in Aberdeen. On occasion he was seen waving the train down from the side of the tracks on the rare occasion the girls were late. The line has long since been converted into a cycleway/footpath which winds its way through beautiful countryside.

Isabella survived her husband by 15 years, passing away in 1953, but with no male heir to take over the formidable business interest and farms, the estate was broken up and by the year end Tillycorthie farm and the Mansion House had been acquired by Aberdeen University. While the farm flourished, the Mansion fell into some disrepair until the early 1980s when a developer managed to acquire the Estate in its current form where he proceeded to divide the property into three separate dwellings. The current owners acquired all three dwellings over a three year period, and by 1998, took down the final wall that separated the property. Since then, the Mansion has been used for some extraordinary parties, dinners and private fund raising events, hosting events for well in excess of 300 guests, such is its flexibility and scale.
Description

The opportunity to acquire a period mansion house which has been fully refurbished with such meticulous attention to detail is rare indeed. Since acquiring the property the current owners have lavished much energy, passion and expense to ensure that Tillycorthie has been reinstated to its former glory. The many ornate fireplaces all have open chimneys and are fully functional. Moulded ceilings, cornice work and ceiling roses are in abundance. Grooved door frames, deep skirting boards, panelled doors and original oak parquet flooring have been lovingly waxed and polished.

Accommodation

A feeling of grandeur is immediately evident on arrival into the Palm Courtyard; this exquisite reception room is flooded with natural light from the pitched cantilever style glass roof and offers the most versatile of hosting areas. A number of French doors surround the perimeter allowing a direct flow of access to the main corridors of the ground floor accommodation. The traditional library has beautiful carved and intricate glass fronted display cases. Adorning the north east corner with rear and side facing windows is the elegant drawing room. The heart of the home is the particularly generous dining sized presentation kitchen fitted with an extensive and comprehensive range of luxury bespoke hand made cabinets, complemented by granite work surfaces. Integrated luxury appliances are by Wolf, Sub-zero, Siemens and Fischer and Paykel.
The focal point is the elongated curved central island. An informal start to the day is provided through the double doors to an open sitting area. An adjacent breakfast room offers a more formal start while further down the oak lined corridor is the cocktail bar with its striking black and white porcelain tiled floor. Sympathetically retained is The Christmas room which has no less than four points of access. In turn this room leads to the garden room which leads out to the formal gardens. The ground floor west wing flows seamlessly to the rest of the ground floor and features the former receiving room for guests. This floor is serviced by three bathrooms and a cloakroom. Cornering the north west wing, the formal dining room has a rear facing bay window, and one of three extraordinary floor to ceiling oak fire surrounds.
There is a double bedroom with en suite dressing room, a sitting room and most attractive west wing corner front room. Everyday utility tasks are catered for in the laundry room and a nostalgic reminder of times past is the paymaster’s room, which still has evidence of filing and payment drawers.

A grand sweeping staircase leads to the first floor. Located on the east wing is the master suite, comprising a large and fabulously light double bedroom, thanks to its bay and side windows. There is an en suite dressing room and bathroom with double ended bath and walk in oversized shower enclosure. There are two further bedrooms one of which is known as the Purple Room with en suite and bathroom and the other known as the Chinese Room. The Red Bathroom has a corner bath and separate shower and services the billiard room which is a breathtaking space with a large boxed and corner window. The fireplace and wood panelling are simply magnificent.

Opposite in the west wing is the principal bedroom with rear bay window and en suite shower room with a further adjacent bedroom with en suite shower room. The front facing drawing room with corner window is reached from the main west wing hallway.

This wing offers ideal self contained independent space for multi generational living, with a bedroom, butler’s bedroom, butler’s kitchen, informal sitting known as the cosy and bathroom.
Tillycorthie Mansion House

Approximate Gross Internal Floor Area:
Main House: 1835.15 sq.m (19754 sq.ft)
Courtyard: 349.40 sq.m (3761 sq.ft)

For identification purposes only. Not to scale.
The entire lower level offers considerable versatile space while remaining partially above ground for natural lighting. As one would expect in a property of this stature the lower ground floor is very well equipped with a preparing/catering kitchen, large store, refrigeration and freezer room, along with a 3000 bottle capacity wine cellar. From its previous history of academic use by university students are two Seismic rooms with five original Seismic tables, suitable for further storage while a gym and bedroom/office completes this level. The loft level of the east and west wings are accessed separately from two different staircases and are fully floored, offering considerable storage space. A spiral stairway from the east wing leads up into the external tower space for a roof top vista of the surrounding countryside.

**GENERAL**
- Siemens built in coffee machine
- 2 Siemens built in warming drawers
- 50” built in Panasonic flat screen TV
- 4 Sub-zero double induction domino hobs and integral steamer
- 2 Wolff 1200mm ovens
- 2 Double drawer Fischer and Paykel dishwashers
- 1 Wolff double size fridge freezer with ice maker
- 1 Double drawer Fischer and Paykel fridge with ice maker
- 2 Stainless steel sinks with hose taps, one with waste disposal
- Bespoke Jim Thomson silk curtains, oak poles, crystal and silk tiebacks.
- Special order high quality period wall coverings and paints
- Luxury range and specification of fittings and fixtures.

**OUTBUILDINGS**
Approximate Gross Internal Floor Area:
- Garages: 157.09 sq.m (1691 sq.ft).
- Stores & Potting Shed: 93.83 sq.m (1010 sq.ft).
For identification purposes only. Not to scale.
**Outside**
An imposing pillared and gated entrance provides access to a curved driveway. Most of the 9 acres of parkland are lawn with mature trees and shrubs. There is an ornamental lake and boat house, surrounded by a small woodland. The grounds are a haven for deer, grey and red squirrels, otters and birdlife. Further land can be available by separate negotiation.

**Services**
Mains water and mains electricity. Private drainage. Oil central heating. Teak framed windows.

**Fixtures and Fittings**
All fitted carpets, fitted floor coverings, window blinds and window drapes are included.

**Local Authority**
Aberdeenshire Council Tax Band H

**Listing**
Category B

**Home Report & Energy Performance**
A copy of the full Home Report and Energy Performance Certificate is available on request.

**Servitude Rights, Burdens and Wayleaves**
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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession**
To be by mutual agreement.

**Offers**
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Viewing**
Strictly by appointment with Savills – 01224 971110

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