



# An imposing granite built Edwardian mansion house

**Crowmallie House, Pitcaple, Inverurie, Aberdeenshire, AB51 5HR**

Freehold

savills



Crowmallie House – four reception rooms • twelve bedrooms • four bathrooms

East Crowmallie – three reception rooms • six bedrooms • two bathrooms

5 Crowmallie Cottages – one reception room • three bedrooms • one bathroom

EPC: Crowmallie House Band F

5 Crowmallie Cottages Band F

**An imposing granite built Edwardian mansion house with fantastic views of nearby Hill of Bennachie. Situated within approximately 68 acres of land, the property enjoys a peaceful rural setting, yet lies only 22 miles from Aberdeen city.**

#### Summary

A rare opportunity to acquire a superb country home set amidst 68 acres and boasting fantastic views of Bennachie Hill. Originally part of Pittodrie Estate, Crowmallie House was completed before the start of the First World War and has remained within the same family for over 100 years, as evidenced by the many delightful traditional features that remain. Extended during the 1930s, the house was then split into two in the 1950s, creating East Crowmallie, with further accommodation also available at the charming 5 Crowmallie Cottages. With a range of outbuildings and a triple garage, there is excellent potential for multi-generational living or commercial use, subject to obtaining the necessary permissions.

#### Accommodation

##### Crowmallie House

Solid timber panel doors open into the entrance vestibule, where a striking full height door leads into the grand reception hall. Ideal for welcoming guests, there is a prominent fireplace with wood burning stove. Under a high archway there is access to the handsome sweeping staircase, above which a double deep silled window provides plentiful natural light.

The charming dining kitchen is fitted with a good range of storage which complements the wooden work surfaces and cream coloured four oven AGA. With good space for a dining table and chairs, the open plan family area features a wood burning stove. The kitchen also boasts a walk in pantry and larder with external access.

The formal dining room exudes a grand ambience. Of excellent proportions and with dual access, there is outstanding decorative plasterwork, in addition to picture railings, deep skirtings and open fireplace.









The drawing room is both spacious and peaceful. A bay window overlooks the lawns with Bennachie rising beyond. Showcasing ornate plasterwork and picture rails, a decorative fireplace includes a wood burning stove.

The well proportioned study features glazed double doors leading to a paved terrace outside, while central to the room is a white painted fireplace with tiled inset. Along the ground floor there are two well appointed WC cloakrooms, a laundry room, store room and boot room. A secondary staircase provides access to the first and second floors within Crowmallie House.

On the first floor, the principal bedroom enjoys far reaching views across the grounds towards Bennachie via a bay window. With the advantage of a walk in wardrobe, a nearby dressing room would be ideal as a nursery or perhaps even en suite facilities. Along the first floor there are six further bedrooms, all well served by two bathrooms, a shower room and exclusive WC compartment. Ascending the secondary staircase to the top floor, there are an additional five bedrooms and a single bathroom.

#### **East Crowmallie**

Benefitting from self contained access, East Crowmallie could however be easily reconnected to Crowmallie House if required. The impressive split level drawing room overlooks the garden grounds via a large window. The kitchen features a

range of attractive storage units with contrasting patterned work surfaces, in addition to an oil fired two oven AGA. The kitchen lies in close proximity to an exclusive WC compartment, while the vestibule leads out to the rear courtyard. Completing the ground floor is the well proportioned dining room.

Along the first floor there is a generously sized split level sitting room which enjoys elevated views, while three versatile double bedrooms share access to a bright bathroom. On the second floor there are three bedrooms, a bathroom and several store rooms.

#### **5 Crowmallie Cottages**

Providing charming ancillary accommodation, from the property frontage a door leads directly into the kitchen which is of a modern design with fitted electric oven. The open plan sitting room includes a wood burning stove while the well proportioned dining room would be equally suitable as a third bedroom. The central hallway allows access to the rear entrance, and is also where the bathroom and separate WC are located. The staircase leads up to the first floor where there are two bedrooms and a store room.







### Outbuildings

To the rear of Crowmallie House there is a traditional outbuilding which has been split into sections, comprising game larder, store room, oil tank shed and the former garden WC.

Linked to the Cottage is a triple garage and adjoining building that includes two former laundry rooms and two sheds, in addition to an attached wood store. To the rear of a cottage a door leads up to the first floor flat. Requiring renovation, the flat comprises three rooms and WC.

### The Grounds

Crowmallie House is situated amidst extensive grounds of approximately 68 acres, which includes two areas of grassland of around 9 acres and enchanting private woodlands. A private drive winds its way up to the property and leads first to an extensive gravelled parking area and then to the central rear courtyard. The immediate garden grounds around the House are well maintained and presented, with lawns, flower beds and gravel paths to the southwest.

### Situation

Crowmallie House lies on the edge of the hamlet of Pitcaple, with primary schooling available locally in nearby Chapel of Garioch and Logie Durno. Approximately 6 miles away lies the thriving market town of Inverurie. Situated in the valley of the River Don, there are good road and rail links to the north and south including to Aberdeen, Dyce,

Huntly and Inverness. Nursery, primary and secondary education are all well catered for. There is a health centre, cottage hospital, several large supermarkets, a swimming pool and community centre, as well as golf, tennis and bowling. Hillwalking is a popular activity, with many local routes available, including at Bennachie which lies less than a mile away from Crowmallie House. Aberdeenshire is famed for its outdoor pursuits, including salmon fishing, golf and game shooting. The nearby coast offers sailing and sandy beaches. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of castle country.

Approximately 22 miles distant lies the city of Aberdeen. The international airport provides excellent transport links by air to London and other UK and European cities. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper service. Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodels. There are two universities and two colleges of further education.



Inverurie 6 miles  
Aberdeen 21.7 miles  
Aberdeen International Airport  
16.6 miles  
\*Please note that all distances  
are approximate

**Directions**  
From Aberdeen, follow the A96  
past Inverurie and through the  
hamlet of Pitcaple. Continue  
along the A96, before turning  
off left in the direction of  
Pittodrie House Hotel.  
Proceeding up the hill, take the  
first opening on the left which  
is bounded on either side by  
mature hedging. Continue  
along this private driveway, and  
Crowmallie House is clearly  
located to the left hand side  
with an extensive gravelled  
parking area to the south side.

#### **General Remarks**

#### **Viewings**

Strictly by appointment with  
Savills – 01224 971 110

#### **Solicitor**

Grant Smith Law Practice,  
252 Union Street, Aberdeen,  
AB10 1TN

#### **Aberdeenshire Council**

Crowmallie House – Tax Band H  
East Crowmallie – Tax Band G  
5 Crowmallie Cottages – Tax  
Band C

#### **Services**

Crowmallie House & East  
Crowmallie – oil heating,  
private shared water supply  
with Pittodrie Estate, shared  
private drainage with 5  
Crowmallie Cottages, mains  
electricity.

5 Crowmallie Cottages –  
electric storage and panel  
heating, private shared water  
supply and drainage, mains  
electricity.

#### **Miscellaneous**

The ownership of both parts of  
Crowmallie House is under  
single ownership. The house,  
acreage and cottage are to be  
sold as one lot.

Crowmallie House includes  
mostly timber single glazed  
sash and casement windows. 5  
Crowmallie Cottages features  
double glazed windows.

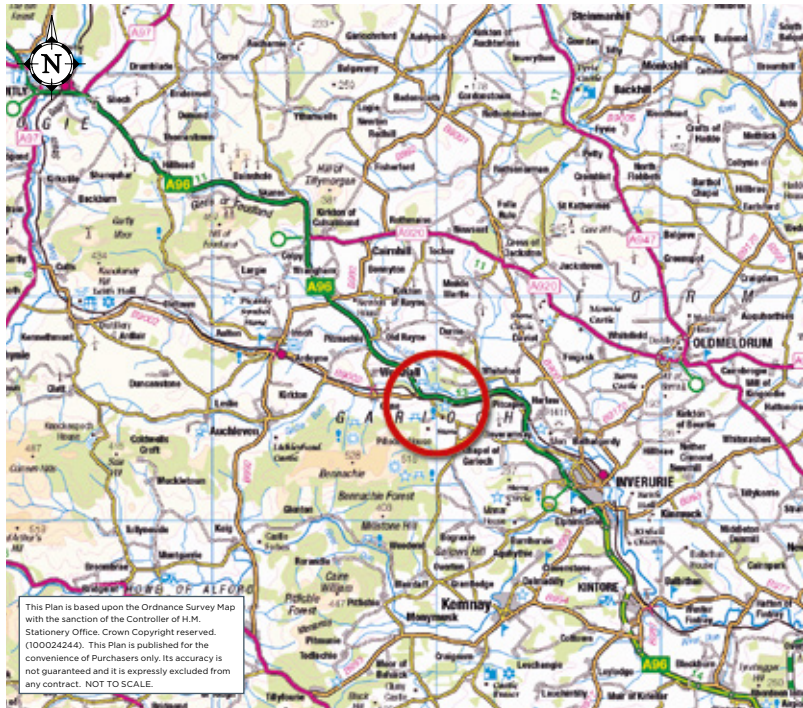
There is a small cellar below  
Crowmallie House, accessed  
via an external stone stairway.

#### **Fixtures & Fittings**

Standard fixtures and fittings  
are included in the sale,  
including all carpeting,  
integrated white appliances  
and curtains. Items of furniture  
may be available by separate  
negotiation.







**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**

Vacant possession and entry will be given on completion.

**Offers**

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit**

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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**Crowmallie House, Pitcaple, Inverurie, Aberdeenshire, AB51 5HR**  
**Gross internal area (approx)**  
**Crowmallie House** 1052.37 sq.m (11328 sq.ft)  
**Outbuildings** 33.07 sq.m (356 sq.ft)  
**Crowmallie Cottage** 343.27 sq.m (3695 sq.ft)  
(Including Garage & Sheds)



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