



Striking Category C listed former mill house

Lower Kennerty Mill, Burnside Road, Peterculter, AB14 0LP

Freehold



Striking Category C Listed former mill house, nestled along the banks of the picturesque Culter Burn, and located only 10 miles from Aberdeen city.

Lower ground floor: basement with workshop area and garden store • Ground floor: entrance vestibule, sun room, reception hall, dining room, dining kitchen, family/sitting room, mill room, utility area, WC, bedroom 4 with en suite bathroom • First floor: principal bedroom with en suite shower room, bedroom 2, bathroom, bedroom three with en suite shower room, grain dryer • EPC Band E

Summary

A remarkable home situated in peaceful countryside yet with good commutability, Lower Kennerty Mill is a C Listed former mill house dating back to the late 1880s. It was reconstructed as a barley mill, and subsequently became a small engineering works in 1921. Rebuilt by WL Gavin in 1940, the property now provides spacious and versatile living accommodation, with the option for further conversion works within the extensive basement along the lower ground floor. Boasting a variety of traditional features, the property includes decorative cornicing, panelled walls and doors, the original mill machinery and two water wheels which remain in situ.

Accommodation

The entrance vestibule with slate tiled floor allows access to the well appointed sun room, which overlooks the property frontage and features an exposed granite wall. Returning to the vestibule, a further door leads into the welcoming reception hall. Of neutral decoration to enhance the beautifully panelled walls and staircase, there are a number of

wall mounted sconces.

Enjoying dual aspect views across the gardens via three large windows, the dining room features hardwood flooring and partially panelled walls and is open to the galleried first floor landing which provides lots of natural light and an interesting vantage point.

A panelled door from the dining room leads into the attractive dining kitchen which successfully combines contemporary and traditional influences. Overlooking the kitchen garden below, there is a good range of base, wall and display cabinetry to complement the solid wood work surfaces which extend into a breakfast bar and incorporate a sink and four ring electric hob. Further integrated appliances include an electric oven, dishwasher and fridge/freezer, while there is also a cream coloured electric AGA situated within a tiled recess.

Overlooking the Culter Burn, the versatile open plan family/sitting room features extensive wood panelling and laminate wood effect flooring which runs throughout this generously proportioned living space. Within the family room there is an attractive fireplace with





electric fire in front, while the sitting room includes a range of display cabinetry and shelving, making it also a superb home office space.

Along the ground floor double bedroom four has the benefit of an en suite bathroom with shower compartment. Overlooking the rear of the property there is the striking mill room, which contains some of the original mill machinery and could be transformed into a quirky living space. Completing the ground floor is a utility area with wash hand basin and WC.

A door from the hall leads to the basement via a timber staircase. While the basement contains some of the original mill wheel machinery, it is an expansive and versatile area currently used for storage and access to the gardens, and includes a kiln and an external store room. Given the dimensions, the basement would be an excellent opportunity for conversion into leisure or further living accommodation, subject to obtaining the necessary consents.

A carpeted staircase ascends to the first floor where the galleried landing looks down into the reception hall and dining room, allowing for the flow of natural light. The principal bedroom is a well proportioned room enjoying dual aspect views across the gardens, while also benefiting from a contemporary en suite shower room. Double bedroom two is a further light and airy room which enjoys the peaceful sounds of the water flowing down the Culter Burn. Featuring fitted storage, bedroom two lies

next to the family bathroom, which includes a white three piece suite with shower over the bath.

From the landing, a door leads into the former grain dryer, which could perhaps be transformed into further accommodation subject to obtaining the necessary consents. Completing the living accommodation is double bedroom four, which is accessed via a split level staircase from the main landing. Of neutral decoration, there is both fitted storage and a modern en suite shower room.

Outside

Lower Kennerty Mill is accessed via a pillared and gated entrance from where an extensive stone chipped driveway leads around to the property and provides a good level of parking. There is a large area which is laid to lawn and which is partially bordered by mature trees. Within the immediate environs of the property there is a lovely garden area which has been laid to lawn with flowering plants and which we understand has been previously utilised as a vegetable garden. To the rear of the property there are further garden grounds and the former mill lade which extends along the picturesque Culter Burn.

Situation

The most westerly suburb of Aberdeen, Peterculter provides a good range of amenities, including independent shops, small supermarkets and a Marks & Spencer/BP filling station. There is a sports centre with swimming pool, 18 hole golf





course and Kippie Lodge Sports & Country Club, while Royal Deeside and its myriad of leisure pursuits are easily accessible. The property is conveniently situated for the Aberdeen Western Peripheral Route, which has greatly improved travel both north and south of the city, with easier access to the airport and industrial hubs at Dyce and Westhill.

Westhill provides an excellent range of amenities and leisure facilities, including an 18 hole golf course, health centre, a bustling shopping complex with Marks and Spencer Food Hall and Costa, and there are also COSTCO and Tesco superstores.

Aberdeen lies just under 10 miles away. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business, leisure and health facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School as well as the International School at Pitfodels. There are two universities and two colleges of further education.

Westhill 6.2 miles, Kingswells 7.1 miles, Aberdeen City 9.9 miles. (Please note that all distances are approximate)

Directions

From Aberdeen, follow the A93 North Deeside Road through Milltimber and into Peterculter. Passing the BP service station

on the left hand side, take the next left down Station Road East. Continue along this road as it becomes Station Road South and thereafter keep right along Burnside Road, where the property is located on the right hand side.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01224 971 110

Local Authority & tax band

Aberdeen City Council Band H

Services

Mains electricity and water, oil heating and private drainage via septic tank.

Conservation Area and Listing

Category C Listed.

Miscellaneous

Window units are a combination of single, double and secondary glazing. Security entry system.

Planning permissions have been granted (but have now expired) as follows:

- Listed building consent granted to form additional bedroom and ensuite within the grain dryer. APP Ref No P151000 & B151783
- Conditional planning permission for two storey extension to side of existing property. App Ref No P151766
- Conditional listed building consent for alterations and extension to form swimming pool/sauna/steam room/ changing room and garden store to lower ground floor, with kitchen/garden room at ground floor. APP Ref No P151767





Fixtures & Fittings

Standard fixtures and fittings are included in the sale, along with all curtains, blinds, light fittings, fixed carpeting and white appliances.

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.



Lower Kennerty Mill, Burnside Road, Peterculter, AB14 0LP

Gross internal area (approx)

(Including Store & Garden Store)

Total 602.55 sq.m (6486 sq.ft)



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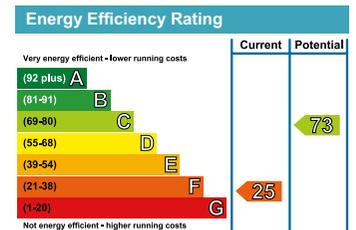
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