A RARE OPPORTUNITY TO PURCHASE AN ICONIC PROPERTY ON ROYAL
DEESIDE WITH COMMANDING COUNTRYSIDE VIEWS AND ABOUT 30 ACRES

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Reception hallway • Cloakroom with WC and wash hand basin • Drawing room • Dining room • Study • Dining kitchen • Larder • Office • Laundry room • Principal turret bedroom with en suite WC and wash hand basin • Bathroom with Jacuzzi style bath • Dressing room • Rear hallway Bedroom with en suite bathroom and separate shower enclosure • Bedroom with en suite bathroom • Bedroom turret room • Bedroom with en suite bathroom • Concealed staircase to viewing tower

Incorporated as part of the house, but with self contained access: Sitting room • Kitchen • Two bedrooms • Bathroom with over bath shower • Integral garage

30 acres • Outbuildings

EPC = F

Aboyne 4 miles • Banchory 10 miles • Ballater 13 miles
Aberdeen 28 miles • Aberdeen Airport 24 miles • ABZ Business Park 24 miles • Prime Four Business Park 21 miles

Location

Kincardine O’Neil is one of the oldest villages in Deeside, in the northeast of Scotland. It is situated between Banchory and Aboyne. The village is known locally as Kinker, and was formerly called ‘Eaglais iarach’ in Gaelic. The location is ideal for outdoor leisure pursuits including world renowned salmon fishing on the River Dee, hacking trails for horse riding, mountain biking, forest and hillwalking, a gliding club at Dinnet, shooting and, in the winter, skiing and snowboarding. Rolling countryside includes the peak of Morven located on the eastern fringe of the Cairngorms.
Aboyne is an attractive small Victorian town in Royal Deeside and the main centre for this rural district. There is a supermarket, top class academy and primary schools and an excellent community centre providing theatre/cinema, full size swimming pool, badminton courts, library and gym. The town also has a health centre with five resident doctors, weekly optometrist and audiometric clinics and a cottage hospital.

The local council snow base is close by ensuring that Aboyne’s roads and pathways are always clear even in heavy snowfalls as are the main routes to all important centres.

Aboyne is just 30 miles from the oil industry centre of Aberdeen giving an easy, traffic free journey of around 45 minutes to the city centre or airport.

Aberdeen International Airport has at least eight flights daily to London and operates routes to many other destinations including Amsterdam, Paris and other European airports. The mainline railway runs five daily express services to London as well as regular services to other parts of the country and an excellent overnight sleeper service to London.

There is local schooling nearby, with private education available at The International School in Pitfodels, and at Robert Gordon’s College, Albyn School and St Margaret’s School for Girls, all in Aberdeen.

Description
This is a rare opportunity to acquire a very fine country house with its own parkland, wooded grounds and policies extending to some 30 acres. Dess House has not been available on the open market for some 25 years.

A long and climbing driveway bounded by private grounds leads to the commanding and elevated position of imposing Dess House. Designed in the Victorian Scots baronial style, this detached period mansion house has a crenellated tower and angled turret dating back to 1855. The addition of the elegant loggia with arches and columns finished in bullfaced granite creates a wonderful, sheltered terrace to take full advantage of the grounds and the stunning countryside views. Internal period features include oak doors, column radiators, window shutters, picture rails, ornate plaster work, and extensive wood panelling. The generous windows mean that most of the rooms are bathed in an abundance of natural light.

Accommodation
Accessed via the stunning loggia is the welcoming reception hallway. The drawing room is simply magnificent with no less than five windows and a striking fireplace which is used for decorative purposes, and a particularly well maintained parquet floor. A reminder of the grandeur of this historic home is the bar within the tower turret. Formal dining is catered for in the impressive dining room with its bespoke handmade display dresser cabinet. The heart and hub of this family home is the large dining kitchen which has a comprehensive range of base and wall cabinets complemented by Corian work surfaces and featuring a four oven Aga in Racing Green. As you would expect in a property of this vintage there is a deep walk in larder. For everyday domestic tasks there is a large laundry room and this room has door access to the loggia. The principal turret bedroom is enchanting, with wall to wall wood panelling and the most wonderful views. En suite is a cloakroom with WC and wash hand basin. Built in wardrobes along one wall incorporate extensive hanging and shelf space. Servicing this room is a bathroom with deep Jacuzzi style bath and a dressing room. Two further large bedrooms have en suite bathrooms and a third large guest room that is turret room has a dressing room which is an en suite. From one bathroom a concealed staircase leads out onto the rooftop of the tower. It is believed the current rear hallway was formerly a billiards room. With large leaded glass window and window seat, there is ample scope to recreate this as a relaxation area. Two further rooms are presently a study and an office, but are very versatile in their use. Previously the office had been a playroom. Very much incorporated within the main house, but with the option to be entirely self-contained is accommodation which is ideal for multi-generational living space, staff quarters or offering a rental opportunity. The current configuration is an open plan sitting room and kitchen, two bedrooms and bathroom with over bath shower.

Outside
Rear cobble courtyard with decorate gates. Terrace enclosed by a raised wall. The front entrance has large driveway and turning area with a thick layer of gravel chips. An established and mature rockery enhances the loggia.

Gardens and grounds
There are around 30 acres of parkland, woodland and fields. At seasonal times there is a bloom of colour with areas carpeted with spring bulbs.
FLOORPLANS

Gross internal area (approx):
824.39 sq.m / 8874 sq.ft (Including Garage & Stores)
Garage: 18.30 sq.m / 197 sq.ft
Outbuildings
- Plant/boiler room: With sink and water cylinder.
- Dog Kennel: Twin access doors, power and light.
- Wine Cellar: Power and light.
- Workshop: With power and light.
- Stone Garage: With sliding door, power and light. Enclosed dog run.
- Timber Shed: Tool shed and space for a mower and tractor.
- Garage: Integral to the property is an elongated garage with tiled floor, electric up and over door and power and light.

Services
- Single and timber double glazed units and double glazed cast iron conservation sky lights.
- Oil fired central heating supplies part of the hot water and LPG for water for the other half of the house.
- Mains electricity.
- Mains water.
- Private drainage.

Category Listing

Fixtures and fittings
- All fitted carpets, fitted floorcoverings, certain curtains, electric oven and grill, electric hob, extractor fan, dishwasher, side by side fridge/freezer, Aga and Aga companion, kitchen table and six chairs, kitchen, three sitting room sofas, two armchairs, study desk, lights and bathroom fittings are all included in the sale.

Local Authority
- Aberdeenshire - H

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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