



DETACHED WHITEWASHED COTTAGE WITH FORMER COACH HOUSE SET IN 4.6 ACRES

AUCHERNACH COTTAGE, STRATHDON, ABERDEENSHIRE, AB36 8UJ

savills

DETACHED WHITEWASHED COTTAGE WITH FORMER COACH HOUSE SET IN BEAUTIFUL ROLLING COUNTRYSIDE AND ABOUT 4.6 ACRES OF WOODLAND

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Entrance hall ♦ Dining kitchen ♦ Utility room ♦ Sitting room ♦
Sitting room and open plan dining room ♦ Bathroom ♦
Bedroom ♦ Bathroom with seperate shower enclosure ♦ First
floor ♦ Large living / study area ♦ Three further bedrooms ♦
Garage with workshop ♦ Garden grounds of about 0.85 acres ♦
Two acres of woodland of about 3.7 acres

EPC = F

- ♦ Alford: 20 miles
- ♦ Braemar: 24 miles
- ♦ Grantown on Spey: 32 miles
- ♦ Aberdeen International Airport: 41 miles
- ♦ Aberdeen: 47 miles
- ♦ Inverness: 63 miles

Directions

From Aberdeen take the A944 west signposted to Alford. Pass through Alford, continue for 6 miles and turn left onto the A97 signposted to Kildrummy and Strathdon. Follow this road west for 10 miles and continue straight onto the A944 signposted to Corgarff and Tomintoul. On entering Bellabeg turn right at the Spar shop following the sign for the Lost Gallery. Continue along the single track road for approximately 1 ½ miles and turn left, again following the sign for the Lost Gallery. The property is located on the right hand side as the road takes a natural curve to the left.

Location

Strathdon is surrounded by beautiful, rich Scottish countryside with rugged moorlands, rolling hills and mountains as far as the eye can see. Set close to Speyside and within the Cairngorms National Park, Auchernach Cottage is located in a remote location of Glen Nochty and is circled by highland estates which offer a wide range of field sports including red and roe deer stalking, walked up and driven grouse shooting, pheasant and rough shooting, salmon and trout fishing, all of which can be leased by arrangement.



Strathdon has a well established place on the Highland Games circuit, with the Lonach Gathering being one of the most famous games in Scotland. The Lonach Highlanders originate in Strathdon and their march through the glen in full highland garb is one of the most colourful occasions in the highland calendar. Also available nearby is winter skiing at the Lecht Ski Centre which is only 10 miles away. Balmoral, the highland retreat of the Royal Family, is only 16 miles away, just beyond Ballater.

Bellabeg has a local shop/post office and a garage with further local amenities available in Alford. Primary schooling is provided at Strathdon Primary with secondary education provided at Alford Academy. Aberdeen is the main centre for northeast Scotland and is the headquarters for many businesses related to the North Sea oil industry. The city has an excellent range of shops, schools and services.

Listing

Category changed from B to C(S) in 2006.

History

The early core of Auchernach Cottage originates from around 1750 and is still discernible among the later additions, and the timber porches are of special interest owing to the fact that they were built by Italian prisoners of war. The same logwork can be seen on the boundary fence of Bellabeg House, also constructed by Italian prisoners of war. Prior to extension, the southeast gable had a forestair, while the new gable has an interesting hollowed out stone set high up in the gablehead. Known for some time as Firs Cottage, the building was two cottages when first listed. The ancillary building is not of an unusual style for the area, except for the quantity of windows. It is possible that it was erected as sleeping quarters for the Italian prisoners of war.

In his introduction to *The Geology of Auchernach*, W Douglas Simpson describes the estate of Auchernach as “a compact property of about 1,200 acres, situated in the upper part of Glen Nochty . . . the visitor sees in front of him the fine demesne of Auchernach, with its spacious and well-timbered policies, the quaint old house, and the ample walled garden stretching up the sunny slope behind”. The house, demolished in 1945, “was built by Lieutenant-General Nathaniel Forbes, of the Honourable East India Company, in 1809” and incorporated vaulted cellars from an earlier structure, hence the possibility that Auchernach Cottage pre-dates the 1809 house.

Description

Listed by Historic Scotland. “Detached 1.5 storey whitewashed cottage built circa 1809 or earlier, extended to W circa 1850, porches added circa 1940, extended to E 1980; internal alterations circa 1920. 7-bay, rectangular-plan cottage of early origin and incorporating elaborate logwork additions by Italian prisoners of war. Harled with evidence of boulder base course to rear and deep-set opening.



SW entrance elevation with piend-roofed log-work porches incorporating decorative diamond-pattern detailing, that to left full-height, that to right single storey with dormer section behind. Rear (NE) elevation with small original openings, and SE gable (extension) with hollowed out stone. 4- and 9-pane glazing patterns in top-opening timber windows. Grey slates with modern rooflights to rear. Coped ashlar and shouldered stacks with thackstones and cans. Ashlar-coped skews."

Accommodation

The heart of this home is the open plan sitting room/dining room with triple aspect windows and French style patio doors opening into the rear garden. A feature is the exposed stone wall and wood burning stove. Internal French style doors lead into the more informal family room again with a wood burning stove. The dining kitchen is fitted with base, drawer and wall cabinets and off here is the utility room with ample space for everyday domestic tasks. A ground floor bedroom with built in wardrobes along one wall has an adjacent bathroom with white Duravit sanitary ware, deep bath and separate shower enclosure. A contemporary style family bathroom completes the ground floor accommodation. At first level is a large living/study area with natural window light and three further bedrooms.

Outside

The house grounds extend to approximately 0.75 acres, bounded by a rabbit fence. There are two driveways, each with a pair of metal gates at their entrance. The majority of the grounds are mown lawns, within which are some shrub beds, flower beds and mature deciduous trees. The drives and pathways within the grounds are gravelled. At the rear of the house is a rectangular pond with concrete block sides and an internal waterproof membrane, and a 3m x 3m timber summerhouse with single glazed windows and a pitched felt roof. There is also a tin roofed wood store, supported by a timber frame, with open sides. There are two areas of mature spruce woodland within the property, one of 1.8 acres adjoining the rear of the house grounds and one of 1.9 acres opposite the front of the house.

Garage

Within the rear grounds is a detached garage / workshop, understood to have formerly been a coach house. It is built with a concrete floor, timber frame and corrugated metal clad walls within which are timber framed single glazed windows and a pitched slated roof. A pair of timber doors and the surrounding cladding in one gable were renewed in 2017. It has an internal floor area of 43 square metres.

Services

The windows to the original parts of the house and two front extensions are timber framed, single glazed casement windows. Those to the east extension are timber framed, double glazed casement windows. The property is supplied with mains electricity. The central heating is supplied by bulk LPG.

The owner advised that the property is supplied with two wells, one located in the garden which was the former main supply and is now the back-up supply in addition to one concrete ring well located outwith the property which is the current supply. The water system within the house is pressurised. Private drainage.

Fixtures and fittings

All fitted carpets, fitted floorcoverings, electric oven and grill, induction hob, extractor hood, refrigerator, freezer and dishwasher are included in the sale price.

Local Authority

Aberdeenshire City Council – Band G



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.

Viewings

Strictly by appointment with Savills – 01224 971110



FLOOR PLANS



Auchernach Cottage, Strathdon, Aberdeenshire, AB36 8UJ

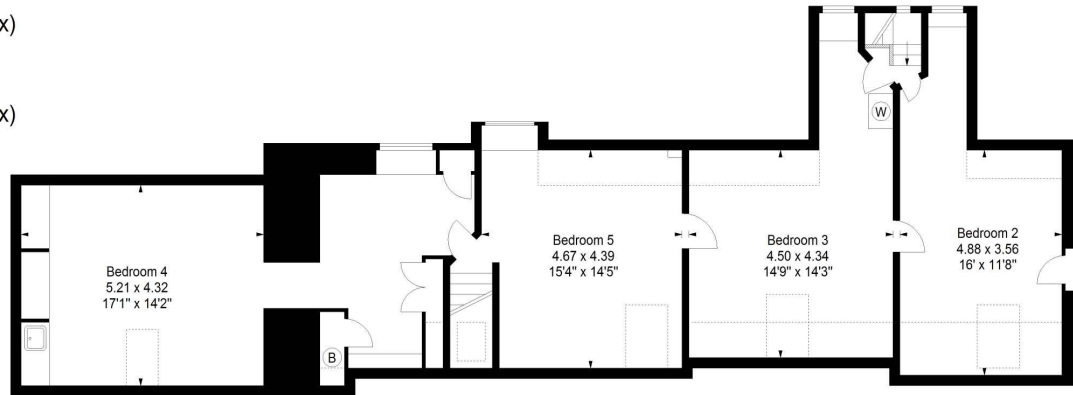


Gross internal area (approx)
231.79 sq.m (2495 sq.ft)

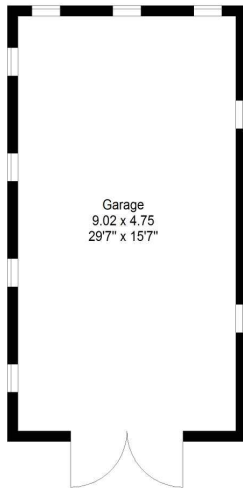
Garage

Gross internal area (approx)
42.46 sq.m (457 sq.ft)

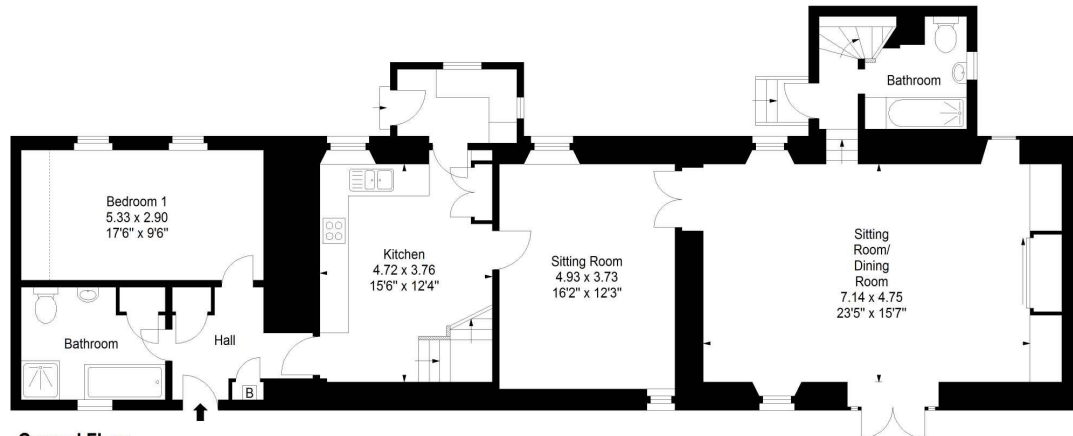
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First Floor



Ground Floor



Ground Floor

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