

**ELEGANT EIGHT BEDROOM C LISTED VICTORIAN MANSION HOUSE, NESTLED WITHIN
BEAUTIFULLY LANDSCAPED GARDENS AND WOODED GROUNDS OF ABOUT SEVEN ACRES**

KNOCKLEITH HOUSE, AUCHTERLESS, TURRIFF, AB53 8BD



savills



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KNOCKLEITH HOUSE, AUCHTERLESS,
TURRIFF, AB53 8BD

- ◆ Elegant eight bedroom detached Victorian mansion house
- ◆ Grade C listed
- ◆ Wonderfully spacious and versatile living accommodation with seven reception rooms
- ◆ Five wood burning stoves, including one within the grand reception hall
- ◆ Situated within beautifully landscaped garden and grounds, including walled garden, orchard, large pond and approximately 143 metres of river frontage along the eastern boundary
- ◆ Pillared entrance with sweeping gravel driveway to the house
- ◆ Range of outbuildings and double garage to service the main house
- ◆ The Stables is a converted one bedroom property with further extensive integral garaging. Ideal for guests, or to facilitate multi generational living
- ◆ Two storey gardener's cottage inclusive of workshop and coal shed

Knockleith House

- ◆ **Lower ground floor:** basement with two store rooms and coal shed
- ◆ **Ground floor:** entrance vestibule, reception hall, sitting room, drawing room, dining room, family room, atrium, dining kitchen, pantry/larder, garden room, laundry room, rear porch, boot room, bedroom eight, office, shower room
- ◆ **First floor:** principal bedroom with en suite bathroom, bedroom two, bedroom three, shower room, bedroom four, bedroom five, utility room, bedroom six, bedroom seven, linen cupboard, family bathroom



The Stables

- ◆ **Ground floor:** hall, shower room, dining kitchen, triple garages
- ◆ **First floor:** sitting/dining room, one double bedroom

Gardener's Cottage

- ◆ **Ground floor:** bothy/cottage and tool shed
- ◆ **First floor:** gardener's workshop

Services

- ◆ Mains electricity and water. Private drainage. Oil heating. Combination of single and double glazing.
- ◆ Five wood burning stoves installed within Knockleith House.
- ◆ The Stables – Mains electricity and water. Exclusive private drainage. Oil heating. Double glazing

Energy Performance Certificate

EPC Band E

Knockleith House is a stunning example of a Victorian, Italianate style mansion. Dating from around 1860, it is believed to have been built as the Dower House for Hatton Castle. Providing spacious and versatile living accommodation, the property has been modernised and extended, whilst sympathetically retaining a host of charming, traditional features which make it such a unique property. Almost entirely hidden from view, being surrounded by mature woodland, the house offers seclusion within the wider setting of the River Ythan valley and its open, rolling Aberdeenshire farmland.

The entrance vestibule opens into the large reception hall with a welcoming wood burning stove next to the staircase. The sitting room is tastefully decorated with cassette wood burning stove inset into a black painted fireplace. On the rear wall are custom made painted bookcases and fitted cupboards. The elegant drawing room with arched alcoves has a large open grate with white antique marble fireplace. A striking curved bay window with inset seating offers extensive views over the terrace, lawn, orchard and woodland beyond. The spacious dining room is fitted with Karndean, parquet-style flooring and a freestanding multi-fuel stove within a marble fireplace. Three full-length windows give views over the lawn and walled garden. From the dining room, a door leads through to a large family room with the same Karndean flooring. Large windows look out onto the garden and inwards to the central atrium. A door with stained glass panel opens into the inner hall, where a secondary staircase leads up to the first floor and down to the basement. The rear porch, which provides access to the driveway, has a tiled terracotta floor and internal water tap. The unique atrium lies at the centre of the house, with extensive glazed roof panels providing an abundance of natural light. The large dining kitchen is at the heart of the home. With original Caithness flagstone flooring and a recessed four-door Aga cooker, it is fitted with Charles Yorke farmhouse style units, including a large central







island with oak worktop. The adjoining walk-in larder is also fitted with similar cabinets and shelving. In addition, there is a well proportioned laundry room. Leading out of the kitchen through glass-paneled doors, the very inviting garden room provides ample space for dining and relaxation with double doors opening out onto a walled terrace. Floored with bold black and white marble tiles with under-floor heating, the room features a distinctive wood burning stove, Sanderson fitted blinds and further bespoke Charles Yorke cabinetry, housing deep drawers, integral Miele wine chiller and coffee machine. The boot room is perfect for storing outdoor clothing and footwear, while a painted fireplace with electric stove is a welcoming feature. A carpeted hallway leads back into the main reception hall where the home office, bedroom eight and shower room are located.

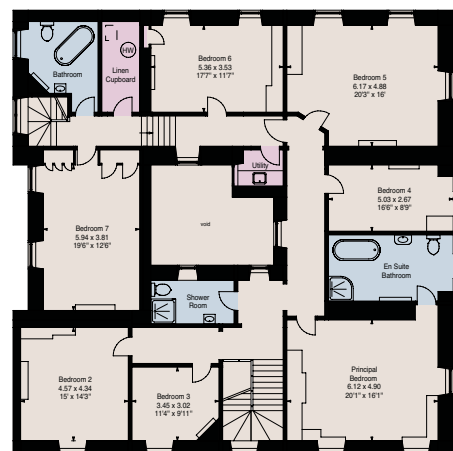


KNOCKLEITH HOUSE

Gross internal area (approx):

House: 681.14 sq.m (7332 sq.ft)

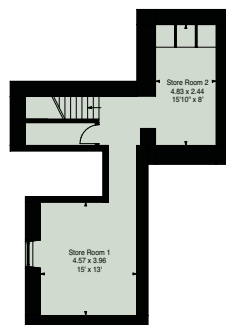
Garage, Greenhouse, Shed: 117.89 sq.m (1269 sq.ft)



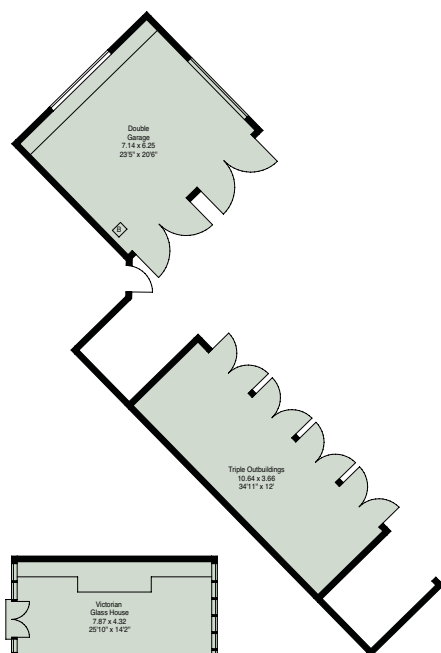
First Floor



Ground Floor



Basement



Ground Floor



Ascending the carpeted staircase, a full-length window provides views across the property frontage. The first section of the landing allows access to bedrooms two and three and the second shower room. The light and spacious principal bedroom enjoys dual aspect views across the garden and grounds. It is fitted with custom-made Hammonds furniture, as are all five main bedrooms. The large en suite bathroom with electric under floor heating includes a white painted original fireplace, corner shower, freestanding roll top slipper bath, marble top vanity unit and Lefroy Brooks W.C. The large window with inset seat looks out onto the garden and beyond. Bedroom four includes the original fireplace and fitted storage space. Bedrooms five and six are spacious and bright with feature fireplaces and views over the walled garden to the side of the house. Along the rear section of the landing is also a walk-in linen cupboard with hot water tank and bedroom seven, which is spacious with low-level windows and feature fireplace. The delightful family bathroom is floored with encaustic floor tiles with electric under floor heating. It also features a freestanding roll top slipper bath, Lefroy Brookes pedestal sink, original fireplace and surround, and window seat. The basement, lit with natural light from an external window at ground level, provides an excellent storage area and coal shed, now used to house the central heating controls.

Outside

The main house is accessed through a pillared entrance, with gravelled driveways sweeping up and around the front of the property and down to The Stables. The gardens have been wonderfully landscaped, with extensive well kept lawns and herbaceous borders. A mature cherry tree stands on the main lawn. Beyond the lawn, the ground slopes gently down towards the river where there is also a large pond, previously stocked with trout. The planting now gives way to mature woodland, which surrounds the whole estate. Interconnecting pathways throughout the garden and woodland provide magical walks and secluded places to sit. Apart from many recently established

trees, including apple, plum and pear, specimen firs, oak, Japanese maple, weeping willow, and Himalayan birch, there has been extensive planting of native rowan, hawthorn, silver birch and wild cherry trees. A succession of spring bulbs and wild flowers bloom throughout the seasons, all making a perfect haven for wildlife. To the rear and side of the house lies a walled garden, which includes a large well-stocked kitchen garden, surrounded by a white picket fence and a bespoke Victorian style glass house with heating and lighting. Growing inside are established fruit trees, including peach and orange, fig and vines, plus climbing roses and jasmine. A wooden trellis separates the interior to create a seating area with bistro table and chairs for sheltered "al fresco" dining. The terrace at the front of the house, together with the smaller patio outside the garden room, provides generous space for barbeques and outside entertaining. Sitting adjacent and facing the rear of the property, are a double wood-clad garage which contains the central heating boiler for the house and triple wooden outbuildings with log shed.

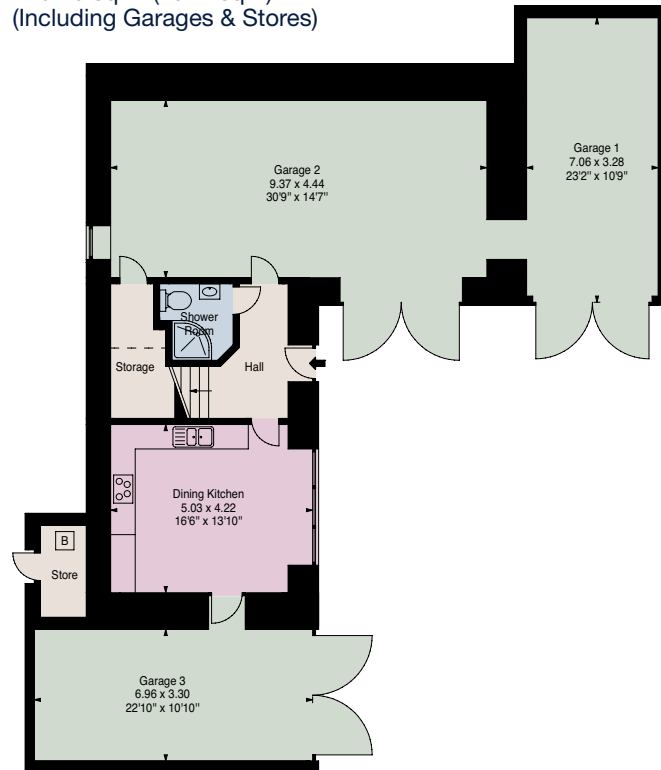
The Stables

Converted to provide versatile living accommodation and garaging, the ground floor has a shower room and good sized dining kitchen. On the first floor, the extensive sitting/dining room includes wooden flooring and a multi-fuel, free-standing stove which creates a warm and inviting ambiance. Completing the accommodation is a large double bedroom, carpeted, with a fitted wardrobe. There is garage space for up to five vehicles. The whole building, including the garages, is centrally heated with radiators throughout. The new Worcester boiler is housed in a timber-clad unit attached to the rear of the property. The Stables could provide ideal guest accommodation, or an opportunity for multi-generational living or perhaps accommodation for a housekeeper or grounds person.

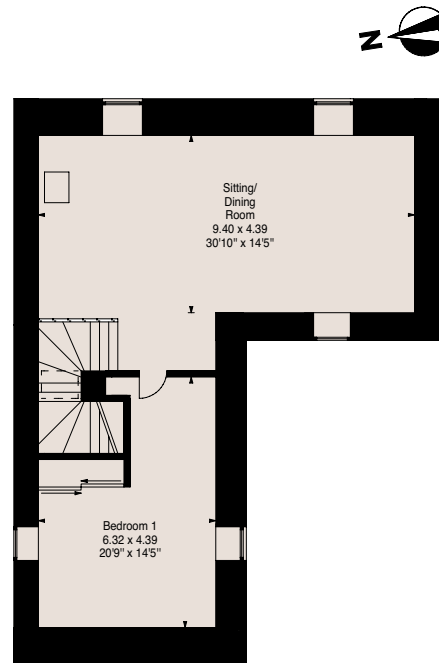


THE STABLES

Gross internal area (approx):
215.25 sq.m (2317 sq.ft)
(Including Garages & Stores)



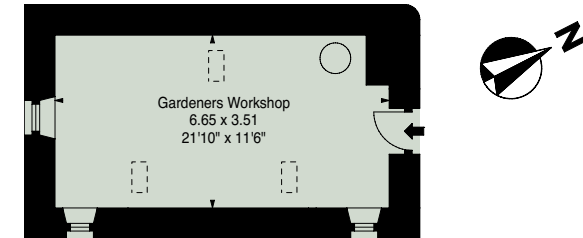
Ground Floor



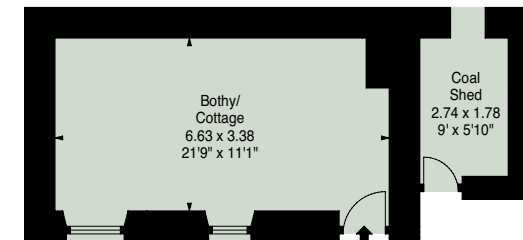
First Floor

GARDENER'S COTTAGE

Gross internal area (approx):
53.42 sq.m (575 sq.ft)



First Floor



Ground Floor

Gardener's Cottage

A charming property, the Gardener's Cottage is situated in the heart of the woods overlooking the pond. Currently used as a workshop and tool store, this stone built property with slate roof lies on two floors and has a wood-burning stove. Serviced by mains water and electricity, there is good potential for further renovation with the necessary consents.

Situation

While the surrounding area comprises rolling farmland, this part of the northeast of Scotland is famed for its outdoor pursuits. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey. There are golf courses at Banff, Macduff and Turriff, together with famous links courses at Royal Aberdeen, Trump International and Cruden Bay. Game shooting on neighbouring estates is another popular sport.

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.

Knockleith House is situated a short distance from the village of Auchterless, which has a small primary school, parish church and village hall. The local health centre is situated four miles away in the village of Fyvie, where there are shopping facilities for "everyday" essentials. Turriff offers a wide range of shopping, business and leisure facilities, together with a sports centre with swimming pool, community centre, cottage hospital, primary and secondary schooling. A regular bus service runs from Turriff to Dyce and Aberdeen city centre and there are also connections to Inverurie, Elgin and Banff.





Inverurie is a prosperous and expanding market town, situated in the valley of the River Don with good road and rail links to Aberdeen, Dyce, Huntly and Inverness. There is a wide range of amenities and services, including several large supermarkets.

The A96 and A947 provide easy access to Aberdeen and its international airport, which offers regular flights to London and other UK and European cities. The Aberdeen Western Peripheral Route has now opened, with improved travel in and around Aberdeen and a quicker and more direct route south. There are regular train services from Aberdeen, including a sleeper to Kings Cross London. Aberdeen provides all the services of a major city, including business and leisure 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 as well as the International school at Pitfodels. There are two universities and several colleges of further education.

Directions

Take the A96 north from Aberdeen to Inverurie. Take the north roundabout (second) into Inverurie (by Morrisons) and take the first left onto the B9001 to Rothienorman and proceed for around 12 miles. About two miles past Rothienorman, turn right onto the B992. Continue for one mile and take the first left, signposted Bankhead. Pass over the small bridge and then enter Knockleith grounds through the third white painted gate on the right.

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Turriff: 8 miles
Oldmeldrum: 12.5 miles
Inverurie: 14 miles
Aberdeen International Airport: 25 miles*
*Please note that all distances are approximate

General Remarks

Viewings: Strictly by appointment with Savills – 01224 971 110

Local Authority & tax band: Aberdeenshire Council Tax Band G

Conservation Area and Listing: Category C Listed

Miscellaneous: Security alarm system installed.
Underfloor heating to atrium.

Fixtures & Fittings: Standard fixtures and fittings and white appliances are included in the sale. Most curtains and light fittings will be included within the sale, but may be subject to negotiation. Garden equipment, furniture and machinery may be available by separate negotiation.

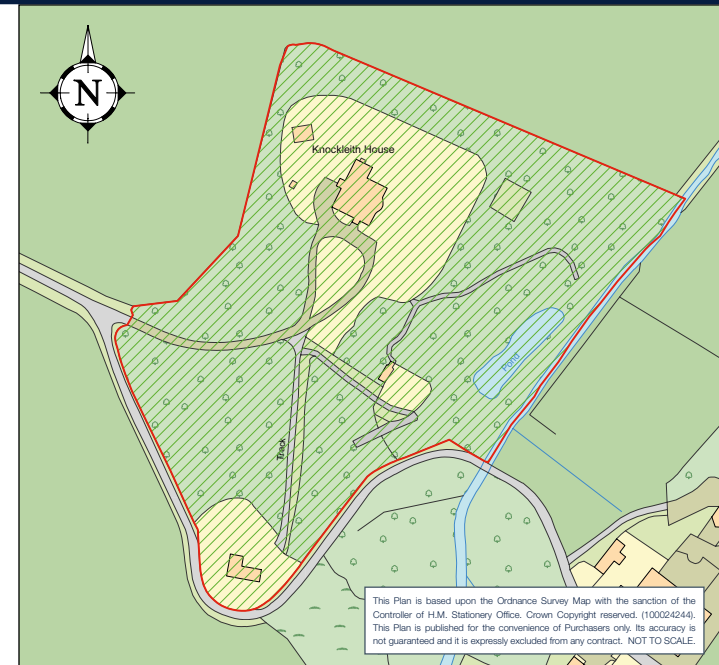
Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and gas and other pipes, whether contained 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.

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.

Photographs: MARCH 19/SPRING 18

Brochure Code: 190320



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