



IMPOSING C LISTED PERIOD FORMER MANSE WITH FANTASTIC VIEWS ACROSS  
BOTH OPEN COUNTRYSIDE AND THE NORTH SEA

SLAINS HOUSE, COLLIESTON, ELLON, ABERDEENSHIRE, AB41 8RT

savills



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ABERDEENSHIRE, AB41 8RT

- ◆ Category C Listed 2½ storey former manse
- ◆ Original manse built around 1876 by renowned Aberdeen City architect William Smith, famous for his involvement with Balmoral Castle in 1852
- ◆ Traditional features throughout, including original pine floorboards, deep skirtings, timber shutters, sash and case windows and decorative corning
- ◆ Fantastic views over open countryside and down to Collieston beach, harbour and the North Sea
- ◆ Great potential for multi-generational living or B&B/holiday lets
- ◆ All bedrooms have the facilities available for wash hand basins to be installed, having previously operated as a bed and breakfast

Entrance vestibule and cloakroom ◆ Reception hall ◆ Sitting room ◆ Drawing room ◆ Dining room ◆ Breakfast room and kitchen ◆ Walk in pantry ◆ Utility room and workshop ◆ Six double bedrooms and three bathrooms ◆ Self-contained two-bedroom annexe, including a sitting room and shower room

EPC = F

Aberdeen: 16 miles  
Aberdeen International Airport: 20 miles  
Ellon: 6 miles  
Newburgh: 5 miles  
(All mileages are approximate)





Collieston is a charming former fishing village, located on the North East coast of Scotland, between Cruden Bay and Newburgh. The village is nestled between the Forvie National Nature Reserve and the Coastal cliffs of Aberdeenshire. The Forvie reserve covers almost 1,000 hectares of sand dunes and dune heath between the North Sea and the estuary of the River Ythan. It is home to a rich variety of wildlife and renowned for its bird breeding and seal colony. The cliff tops, with outstanding views over the coastline and North Sea, are part of the Aberdeenshire Coastal Trail leading to Cruden Bay and beyond.

Within Collieston itself there is a lovely sandy beach, sheltered from the North Sea by the harbour wall, making it a perfect destination for families and children. With its own primary school, the village lies within the Ellon Academy catchment area. Independent schooling is available in Aberdeen. Collieston is a thriving coastal community, with several active community groups, including coastal rowing, walking, the WRI and others. The community centre hosts weekly sessions like yoga as well as coffee mornings and other village events.

To the South lies the village of Newburgh, where you can find a village shop and butcher, as well as an 18-hole golf course. Cruden Bay, 7 miles to the North, is home to Cruden Bay Golf Club, a traditional Scottish links course originally designed by Tom Morris of St Andrews and re-designed in the 1920s by Tom Simpson and Herbert Fowler. Trump International Golf Links, a world renowned course, is located along the road from Newburgh. All lie on the North East 250 tourist route.

The larger town of Ellon provides all the necessary amenities. The city of Aberdeen lies about 16 miles away from Collieston connected from Newburgh by the new dual carriageway. The new Aberdeen bypass will allow for an easier commute to the South, Aberdeen City Airport and the industrial hubs at Kingswells and Westhill.

An imposing Category C Listed 2½ storey former manse, the original house was built about 1876 for the Slains Parish Church by the renowned Aberdeen City architect William Smith. Associated with many local projects, William Smith was well known for his involvement with Balmoral Castle on Royal Deeside during 1852. Sold during 1974 by the Church of Scotland, Slains House has since been home to an antiquarian bookshop and B&B business and has been a lovely family home for the past 12 years.

A large painted door leads into the entrance vestibule, where striking marble tiled flooring continues into the cloakroom where double doors lead into the welcoming reception hall. The hall receives a good level of natural light from the large stairwell window above the curving wooden staircase with cast iron balustrade which ascends to the first and attic floor accommodation. The formal sitting room and drawing room both enjoy excellent views across the property frontage and are both fine examples of Victorian era public living accommodation, with the sitting room benefitting from a large fireplace with tiled insert and hearth, upon which is situated an ornate iron stove. The dining room overlooks





the side of the manse and is the perfect location for formal dining and entertainment. Located at the heart of the house, the breakfast room and kitchen offer super formal and informal dining possibilities. The kitchen features a bespoke design by Lethenty Cabinetmakers of Inverurie with cabinets made of local oak and a honed black granite work surface. Central to the kitchen is the prominent royal blue electric four oven AGA with patterned grey stone splashback, while a walk in pantry provides superb kitchen storage space and bright views along the side of the property. Completing the ground floor accommodation within the main house are the WC cloakroom, utility/boot room and workshop, the latter allowing access to the rear of the property.

Ascending the staircase to the first floor, the landing has four double bedrooms and two bathrooms off, one of which also includes a shower. Bedrooms 1 and 3 both overlook the front of the property and boast breath-taking views of the North Sea. From the first floor landing a further staircase with large window provides views over the rear towards the former Slains Parish Church. On the attic floor, two generously proportioned and versatile bedrooms enjoy far reaching views down to the sea and harbour from charming bay windows. A bathroom of contemporary décor, which includes a freestanding bath, completes the main living accommodation.

The house provides plenty of storage space, and includes under stair cupboards, attic eaves and fitted cupboards in several of the rooms.

#### Annexe

The annexe is accessible from the inside through the kitchen but also has its own entrance door outside, based at the rear of the property. This separate entrance door provides the opportunity to use the annexe as self-contained accommodation. The entrance and reception hall are fitted with black slate flooring. The shower room is accessible from the entrance hall and is extensively tiled in an array of patterns. Completing the ground floor annexe accommodation, the sitting room enjoys bright dual aspect views and would be equally suitable as a home studio or office if not to be utilised as part of B&B or extended family accommodation. On the upper annexe floor, the landing provides access to two bedrooms, where skylights and a small picture window provide natural light and views over the neighbouring fields.

#### Outside

From the main road, the driveway, lined with mature hedging, leads up a gentle slope to where Slains House is situated within rectangular shaped grounds. These grounds extend to about 0.5 acres. To the rear of the house there is ample space for several cars to be parked. In the garden next to the house is a small wooden garden shed. The garden is mostly laid to lawn. The front garden is terraced on two levels, partially bordered by attractive drystone dykes and an array of mature deciduous trees, providing a great deal of privacy during the summer months.







A wide variety of seasonal flowers, including snowdrops, bluebells, crocuses and daffodils have been planted and will continue to add colour during the warmer weather. A private pathway leads down from the edge of the front garden to the road leading to the beach.

#### **Directions**

From Aberdeen, travel north along the A90 Aberdeen/Peterhead road and take the exit for the A975 towards Newburgh. Turn right at the bottom of the slip road towards Newburgh and continue straight through the village of Newburgh. Keep following the road until reaching the crossroads with the B9003. Turn right at the crossroads signed Collieston. Before the road bends to the right, along past the cemetery, you will see a round dovecot at your right hand. Turn into the hedge lined driveway, located directly past the dovecot. This driveway leads you to Slains House at the top of the drive.

#### **GENERAL REMARKS**

##### **Viewings**

Strictly by appointment with Savills – 01224 971 110

#### **Services**

Mains electricity, water and sewage. Oil-fired heating. Double, secondary and single glazing.

#### **Local Authority & tax band**

Aberdeenshire Council Band G

#### **Conservation Area and Listing**

Category C Listed

#### **Fixtures & Fittings**

Standard fixtures and fittings are included in the sale. The washing machine, fridge/fridge freezer, ceiling laundry pulley and shelves in the pantry and sitting room are to be excluded.

#### **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.

#### **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**

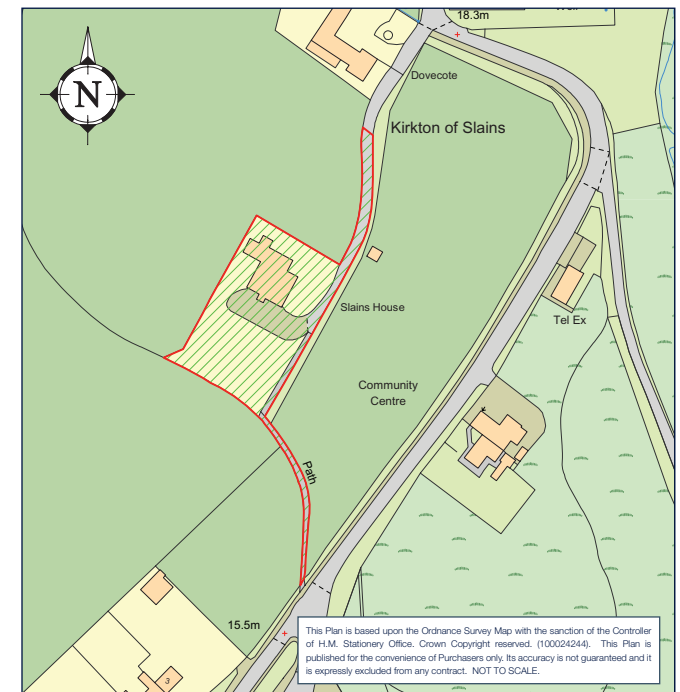
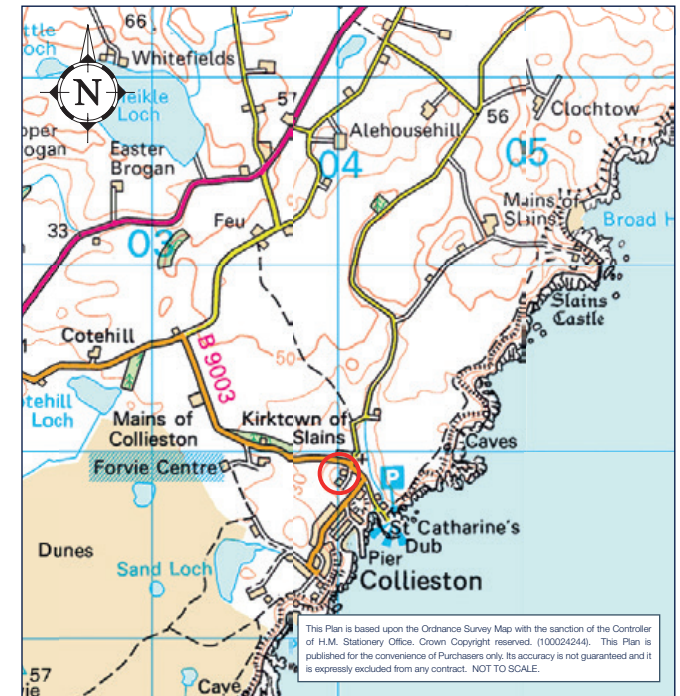
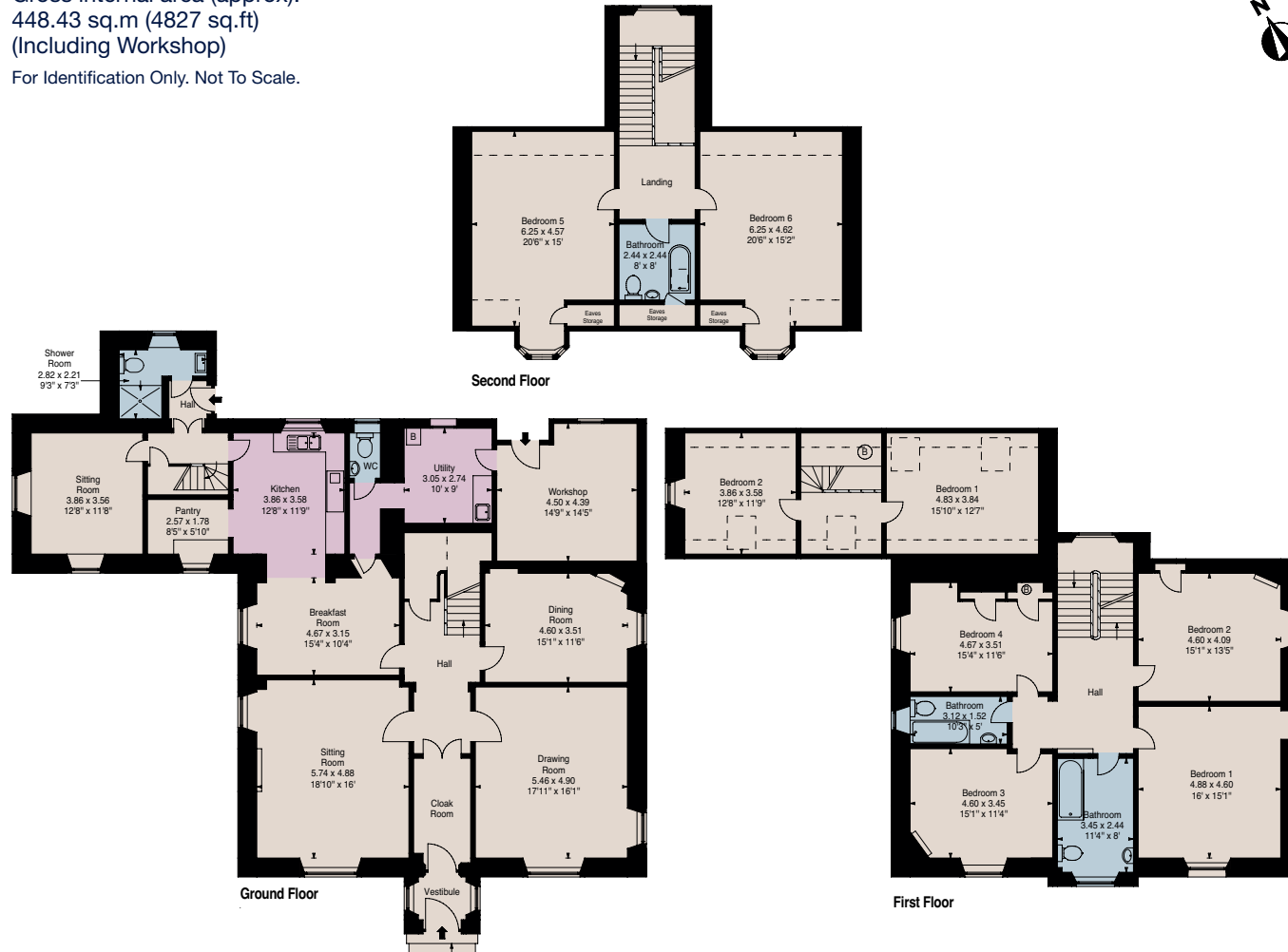
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

**Photographs:** November 2018

## FLOORPLANS

Gross internal area (approx):  
448.43 sq.m (4827 sq.ft)  
(Including Workshop)

For Identification Only. Not To Scale.



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