



# Contemporary architect-designed home

**Skyhouse, Cushnie, Alford, Aberdeenshire, AB33 8LP**

Freehold



Contemporary architect-designed, spacious three bedroom home, situated within grounds of approximately 1 acre and located within the peaceful countryside hamlet of Cushnie in Aberdeenshire.

Ground floor: reception hall • sitting/dining room • kitchen WC cloakroom • utility room • study • cinema/family room • principal bedroom with en suite shower room and dressing room

First floor: bedroom two with en suite shower room  
bedroom three • bathroom

EPC rating: C

### SUMMARY

Nestled within the peaceful countryside setting of Cushnie in Aberdeenshire, Skyhouse is a stunning example of modern design that is also sympathetic to the surrounding environs, being set within a gentle grassed slope and using materials such as timber cladding and Cumbrian slate to marvellous effect. Internally the property offers spacious and versatile contemporary accommodation. Striking south-facing floor to ceiling windows in the main living area and high level windows to the north and east ensure excellent natural light and also opportunities for star-gazing. Located under 30 miles from Aberdeen City and International Airport, this property will not only appeal to local families looking for their dream home, but those searching for an accessible country retreat.

### ACCOMMODATION

The entrance door with frosted window panels leads into the reception hall, which lies on open plan to the main living

accommodation. Fitted with travertine marble flooring throughout most of the ground floor, there is access to a useful storage cupboard and the generously-proportioned WC cloakroom. An understair cupboard provides additional storage.

The sitting/dining room and kitchen lie at the centre of this unique house. Floor-to-ceiling south-facing windows with sliding doors lead to the paved patio beyond, while a high pitched roof with elevated windows flood this living space with light. Within the sitting room area, the high ceiling allows for a stunning Cumbrian slate wall, at the centre of which sits a sealed STOVAX fan-assisted log burner. Ideal for relaxing with the family, there is also ample space for a large dining table and chairs, while bi-fold doors provide views over the garden and access to the patio, which is perfect for outdoor entertaining.

The attractive kitchen lies on open plan to the sitting/dining room. Featuring a range of storage units with pantry style



pull-outs, the kitchen has integrated appliances, including a large fridge, separate large freezer and two ovens, one with microwave function and warming drawer. A generous peninsular unit with composite stone work surface incorporates a breakfast bar area with under-counter power sockets, along with a dishwasher, wine cooler, induction hob and 1.5 sink with an instant boiling water tap.

The elegant principal bedroom enjoys fantastic views

over the garden grounds towards the wooded hillside, while high pitched ceilings with elevated windows provide yet more natural lighting.

A partially glazed door leads into the large en suite shower room. In addition to a walk through shower enclosure, there is also a WC with concealed cistern, a bidet and twin hand basins within an attractive vanity unit with quartz countertops. The principal bedroom also boasts a well-appointed dressing room.



The enviable cinema room is fully carpeted, with a window overlooking the rear garden. The ceiling features programmable LED starlight lighting and multi-coloured perimeter uplighting. Equally suitable as a family room or further bedroom if so desired, the cinema equipment may be included by separate negotiation.

A partially glazed door from the dining area leads into the study, where twin windows overlook the entrance driveway. Inclusive of ceiling spotlights and speakers, the study is perhaps suitable as a further bedroom. The fitted desk and safe are to remain.

The spacious utility room includes a range of storage units, a washing machine and dryer. The worktop incorporates a stainless steel sink with mixer tap. The utility room allows internal access to the double garage, which features an electric roller door and storage units. The work benches are to remain.

Ascending the glass-panelled staircase, the galleried first floor landing looks down onto the living areas. Spacious bedroom two exudes a light and airy ambience and has a modern en suite shower room. Bedroom three is another well-proportioned room with far reaching southerly views. Completing the accommodation is the contemporary bathroom, which includes a large freestanding bath and curved shower enclosure.

Skyhouse is situated within garden grounds of approximately one acre, which

attracts a variety of wildlife throughout the seasons. Mostly laid to lawn, the garden is bordered by a burn to the north and mature trees and fencing elsewhere. A gravelled driveway allows for plenty of parking and access to the double garage and canopied entrance doorway. Near to the property entrance there is a timber storage shed, in addition to a timber pumphouse which houses the water filtration system.

#### **SITUATION**

Skyhouse is located within the peaceful hamlet of Cushnie, situated amid the rolling countryside of Aberdeenshire, on the border of the Cairngorm National Park and not far from Balmoral Castle, the Queen's Scottish residence. It is well-placed to take advantage of a number of outdoor pursuits and leisure activities, including walking, fishing and shooting, with skiing at The Lecht and Glenshee. Primary schooling is provided at Craigievar, Alford, Lumphanan and Tarland, with secondary education at Alford or Aboyne Academy.

Tarland, at just 5 miles to the west, has a convenience store, pub, hotel, post office and 9 hole golf course. A wide range of amenities are located in the thriving Donside town of Alford, including a medical centre, shops, banking, post office, filling station and hotels. Leisure pursuits are well catered for, with a swimming pool, dry ski slope and an 18 hole golf course. Haughton Country Park spans 200 acres, with children's play area, walks



and trails, putting green and campsite. To the south is the attractive small Victorian town of Aboyne, where there is a supermarket and community centre providing theatre/cinema, full size swimming pool, badminton courts, library and gym. The town also has a medical centre and cottage hospital. The Deeside Way, a popular walking and cycling route, is also accessible from Aboyne.

Further afield, Westhill provides an wide range of amenities and leisure facilities, including an 18 hole golf course, medical centre, a bustling shopping complex which includes a branch of M&S Simply Food and Costa, and there are also COSTCO and Tesco superstores. Westhill also offers access to the Aberdeen Western Peripheral Route, providing a quick commute to areas north and south of the city centre, including Aberdeen International Airport. Regular train services run 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 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**

Travelling from Aberdeen, follow the A944 towards Westhill, before turning left onto the B9119 at the traffic lights towards the Carnie roundabout. At the roundabout, continue straight ahead and through both Echt and Midmar, proceeding towards Tarland. Continue straight ahead at the crossroads with the A980 and after approximately 2.5 miles turn right at the signpost for Leochel Cushnie at Tillylodge. Skyhouse is located a short distance ahead, on the left-hand side.

Alford 7.9 miles

Aboyne 7.1 miles

Westhill 21.8 miles

Aberdeen City 28.5 miles\*

\*Please note that all distances are approximate

#### **GENERAL REMARKS**

##### **Viewings**

Strictly by appointment with Savills - 01224 971 110

##### **Solicitor**

Simpson & Marwick, 4 Alford Place, Aberdeen, AB10 1YD

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

Aberdeenshire Council Tax Band G

##### **Services**

Oil heating, mains electricity, private water supply (private well) and drainage via septic tank.

Oil-fired central heating incorporates underfloor heating throughout the ground floor, with vertical radiators on the first floor and all three bathrooms.



### Miscellaneous

Skyhouse was designed and built in 2017 by Archial NORR (now operating as NORR) of Aberdeen.

Designed to be energy efficient, Skyhouse has a steel frame with concrete walls and hard foam cavity insulation.

All windows are triple-glazed.

The cupboard in the hall houses the underfloor heating manifolds and heat recovery ventilation system.

A plant room accessed externally houses the boiler and pressurised hot water tank.

Each shower enclosure benefits from a Mira remote temperature control.

The Control4 media system is installed to all rooms via ceiling speakers and is controlled by phone or tablet.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. The cinema room equipment (comprising a 4m x 3m screen, 5.1 B&W surround sound system and Runco overhead projector) is available by separate negotiation only, as are the washing machine and dryer.

### 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.

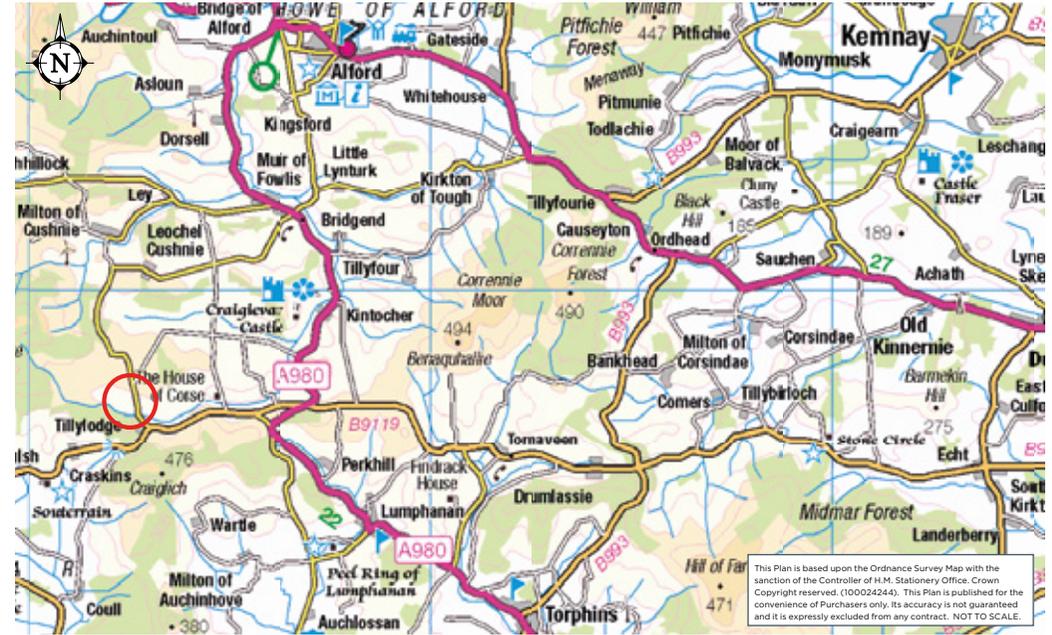
### Offers

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.





## Skyhouse, Cushnie

### Gross internal area (approx)

Total 353.11 sq.m (3801 sq.ft)

(Including Double Garage & Boiler Room)



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