



Tremendous five bedroom converted church

Whitehill Church, Grange, Keith, AB55 6TH

Freehold



Tremendous five bedroom converted church situated within garden grounds of about 0.9 acres and enjoying far reaching views across open countryside towards the Cairngorms National Park.

Ground floor: entrance vestibule • dining kitchen • family/music/sitting room • WC cloakroom • garden room • study • bedroom five with en suite shower room

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

EPC Band E

Summary

This remarkable property was built around 1771, and formed part of a team of churches in the Grange area. De-consecrated in 1967, it was purchased by a farmer who used it for storage before selling in 1987 when it was converted into a residential home. Known locally as 'the old kirk on the hill,' the attractive fascia has been beautifully maintained by the current owners. Internally, the accommodation is versatile, warm and welcoming, with care taken to preserve the original features such as deep skirtings, decorative architraves and tall windows with pointed arches and stained glass. A tranquil country retreat with beautiful gardens and outstanding views, this is an opportunity not to be missed.

Accommodation

At the base of a square tower, double wide panelled doors open into the welcoming entrance vestibule which features tiled flooring and a tall arched window overlooking the grounds.

A generously proportioned cupboard is ideal for storing outdoor clothing and equipment. Plumbed for white appliances, the cupboard also houses the central heating boiler.

The generously proportioned dining kitchen is perfect for formal entertaining as well as relaxed family living, with a large central window providing fabulous views across the grounds, over the fields to the hills beyond. With a further two windows providing lots of natural light, the kitchen is fitted with an attractive range of base and wall units, which also incorporate shelving and glazed display cabinetry with internal lighting. The extensive laminate wood effect work surfaces incorporate a 1.5 stainless steel sink with drainer, in addition to a Rangemaster with double oven and six ring induction hob. A large multi fuel burning stove is situated within a brick lined recess with slate hearth.

A partially glazed door opens from the vestibule into the impressive central space that lies at the heart of this





unique home. Utilised as a family/music room which lies on open plan to the sitting room, a wide carpeted staircase with decorative pillars leads up to the galleried square landing above, all beneath the original curved ceiling. A striking living space which enjoys views across the garden grounds, the sitting area is presided over by a large wood burning stove, thought to be where the pulpit was formerly situated. Located close to the sitting room is the fully enclosed study. Currently utilised as a store room, this versatile room includes an arched internal window.

The light and airy garden room was created by the current owners. Of neutral decoration and wooden flooring, it is an ideal spot for watching the local wildlife, with access to the raised decked terrace beyond. In close proximity to the garden room is the WC cloakroom, which includes a white two piece suite.

Double bedroom five completes the ground floor. A spacious guest room with dual aspect windows allowing for plentiful natural light, bedroom five also boasts a contemporary en suite shower room.

The central staircase ascends first to a mezzanine landing before splitting in two to access the square first floor landing, which allows for splendid views of the gardens and accommodation below.

The tranquil principal bedroom lies on a gentle split level. Fully carpeted and fitted with double wardrobes which

also house the hot water cylinder, there is ample space for freestanding furniture. The fantastic arched window overlooking the property frontage and beyond is an outstanding feature. The distinctive en suite bathroom features extensive monochrome tiling and a pine lined curved ceiling. The splendid curved bath is of a copper and tin design, with rain effect shower head above. Twin wash hand basins sit atop a large vanity unit, while there is also a white WC, twin mirrors and wall sconces.

Double bedroom two is of neutral decoration and has a large arched window framing the view of the garden, along with a double fitted wardrobe. The en suite shower room includes a white two piece suite and a corner curved shower enclosure housing an electric shower.

Central to the landing, partially glazed doors open into double bedroom three. Currently being used as a spacious home office, there is deep set shelving to either side and an ornately concealed fold down bed. Twin deep silled windows overlook the grassed paddock and countryside beyond. A ceiling hatch with folding ladder leads up to the extensive attic space which is fully floored and has strip lighting and electricity sources.

Completing the accommodation is double bedroom four. Fitted with open shelving and a double wardrobe, bedroom four enjoys peaceful views from the large arched window, while there is also the benefit of a





well appointed en suite shower room.

Outside

Whitehill Church is situated on a southwest facing slope at the base of Knock Hill and within attractive grounds of about 0.9 acres which are lined by mature beech trees. With ample parking available on the gravelled driveway, the remainder of the grounds are mostly laid to lawn and planted with seasonal bulbs. To the east side of the property is an extensively decked area which provides fantastic opportunities for al fresco dining and includes a canopied hot tub. The eye-catching upturned hull of a boat, believed to be formerly employed within the Macduff fishing fleet is now an imaginative seating area. To the north, a fenced paddock is laid in grass, while a timber framed shed is accessible from the driveway, and comprises a wood store, enclosed work shop and open sided storage.

Situation

Whitehill Church is the perfect base from which to explore the great outdoors, with many walking routes available from the front door. While the surrounding area comprises woodland, rolling farmland and open countryside, this part of the northeast of Scotland is also famed for its outdoor pursuits, including mountain biking, horse riding and golf. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey, while game shooting is another popular sport. The nearby coast offers sailing and

sandy beaches. The local area is steeped in historical interest, being in the heart of castle and whisky country. Whitehill Church is believed to lie in the catchments for Ordiquhill Primary School and Keith Grammar School.

Just under 9 miles from Whitehall Church lies the thriving town of Keith, which sits between Aberdeen and Inverness with a modern railway station. The town has a good range of amenities, including a Tesco supermarket and petrol station, independent shops, cafés, dental practice, pharmacy, cottage hospital, medical centre, primary and secondary schooling, in addition to an 18 hole golf course. Located within the town is the Strathisla Distillery, which is a popular stop on the Whisky Trail.

Huntly is an historic town approximately 13 miles away which prospered during the 18th century through the expanding linen industry. Today, the amenities include two major supermarkets, butchers, hairdressers, restaurants and recreational facilities, including the popular Huntly Falconry centre. The train station provides a direct link to Aberdeen and Inverness, with a connection railway at Insch. A regular bus service provides travel to Aberdeen.

Elgin is steeped in history with a renowned cathedral dating from the 13th century. There is an impressive range of shops, together with a railway station, business and leisure facilities, including a swimming pool and leisure centre. The famous public school,

Gordonstoun, which includes Aberlour House as a junior school, is only a short drive from Elgin and takes both day pupils and boarders, from 8 to 18. Johnston's of Elgin is located within the town, and is well known for its production of the finest woollens and cashmere.

The A96 provides ease of access to Aberdeen, which lies under 53 miles away. The international airport provides excellent transport links by air to Amsterdam, London and other UK and European cities. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper service. Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodels. There are two universities and colleges of further education.

Keith 8.7 miles
Huntly 13.1 miles
Elgin 25.3 miles
Aberdeen City Centre 52.7 miles*

*Please note that all distances are approximate.

Directions

From Aberdeen, follow the A96 through Inverurie and towards Huntly. On reaching Huntly,

proceed straight ahead at the roundabout, before turning right along the B9022. Follow this road for some distance before turning left, passing the Knockdhu distillery on the right hand side. At the junction with the A95 turn left, thereafter turning right at the junction signposted for Sillyearn. Continue along this road and turn right along a track just after a farm. Whitehill Church is clearly marked on the left hand side.

General Remarks

Viewings

Strictly by appointment with Savills - 01224 971 110

Solicitor

Gilson Gray LLP, 33 Westgate, North Berwick, EH39 4AG

Local Authority & tax band

Moray Council Tax Band E

Services

Mains electricity, LPG heating, private drainage and private water via a borehole within the grounds.

Miscellaneous

Hardwood framed double glazed casement windows. Security entry system. Access is via a shared private lane. The residents contribute to the upkeep on an equitable basis.

The neighbouring property of Whitehill House has a servitude right of access over the lower part of the driveway for Whitehill Church.





Fixtures & Fittings

Standard fixtures and fittings are included in the sale, along with the fixed floor coverings, Rangemaster, fridge/freezer, integrated dishwasher, church organ/styled sideboard and hot tub. The curtains, undercounter fridge, tumble drier, washing machine and wine cooler 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 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

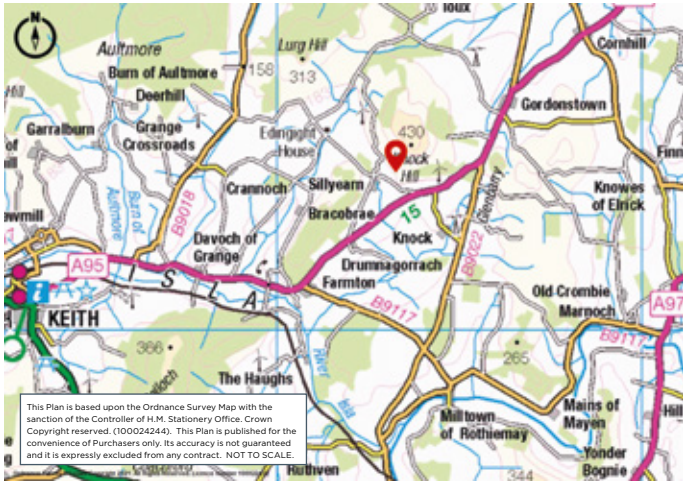
Vacant possession and entry will be given on completion.

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.



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Gross internal area (approx)

Floor 1: 196 m²

Floor 2: 160 m²

Excluded areas: , reduced headroom below 1.5m: 0 m²

Total: 356 m²



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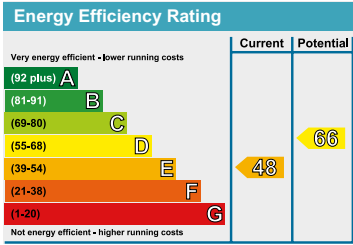
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