



Four/five bedroom historic listed property

Memsie House, Memsie, Fraserburgh, Aberdeenshire, AB43 7AS

Freehold





Four/five bedroom historic Category A Listed detached property with striking twin pavilions, set within about 4.47 acres of garden grounds and surrounded by open Aberdeenshire countryside and farmland.

Ground floor: reception hall, sitting room, dining room, dining kitchen, WC cloakroom, twin pavilions • First floor: drawing room/bedroom two, laundry room, principal bedroom with en suite bathroom • Second floor: bedrooms three, four and five, WC, shower room • EPC Band F

Summary

A rare opportunity to acquire an historic Category A Listed house. Dating from the late 17th and mid 18th centuries Memsie House was for 300 years home to the Frasers of Memsie, a Cadet branch of the Frasers of Philorth, Lords Saltoun, from which they had split in 1482. At the end of the 19th century the Frasers of Memsie sold the property back to Lord Saltoun's family, who latterly used the property as a farmhouse and thereafter as a welcoming private family residence. Providing spacious and versatile living accommodation, Memsie House offers excellent potential for future renovation to create a truly unique family home or holiday retreat in the midst of splendid Aberdeenshire.

Accommodation

The character and charm of Memsie House are immediately apparent on approach. Spanning three storeys, the two pavilions are outstanding attachments to the main house and connected by curved passageways. Both pavilions may be suitable for renovation to create further accommodation. Connected to the pavilions is a low stone wall

with wrought iron gates and flanking stone ball finials, with a delightful enclosed courtyard with flower beds and pathways on the other side.

The central pathway leads to the panelled entrance door which opens into the reception hall. A curved painted staircase ascends to the upper living accommodation, while a passage leads to the inner hall. Laid with flagstones, there is a pine panelled alcove and a door providing garden access. The WC cloakroom includes a white two piece suite and also houses the central heating boiler.

Overlooking the courtyard via twin windows, the sitting room exudes a pleasant ambience. A decorative fireplace with tiled inset and slate hearth accommodates a wood burning stove. A door from the sitting room opens into a curved passageway which allows access to the pavilion. The well proportioned dining room also enjoys views over the courtyard. Ideal for formal dining and entertaining, the dining room benefits from a striking white painted fireplace with granite hearth. A door opens into a quirky curved passageway which leads into the second pavilion.



The spacious dining kitchen was an addition to Memsie House during the mid 18th century. Neutral walls complement the flagstone flooring, while the eye catching exposed stone wall is where the Rayburn range cooker is located. The kitchen includes a good selection of wood fronted storage units, with a work surface area incorporating a ceramic sink.

From the bright first floor landing, there are superb views across the property frontage and beyond via a large window. The inviting drawing room/ bedroom two enjoys elevated garden views, while pine lined alcoves flank an open fireplace with tiled hearth. A doorway leads into the split level laundry room, which could be transformed into a fabulous en suite bathroom.

The principal bedroom also boasts peaceful views over the property frontage while a light en suite bathroom has a white three piece suite.

On the second floor landing, there is access to the attic via a ceiling hatch. Bedrooms three and four are both well proportioned rooms with central fireplaces and wash hand basins. Bedroom five is a charming room with twin shuttered windows. All three bedrooms on this level are served by a WC with wash hand basin and a separate shower room.

Memsie House is situated within grounds of about 4.47 acres, with stone pillars preceding the entrance driveway which gently winds through mature trees and lawns laid with seasonal flowering plants and flowers. The

driveway sweeps around the property frontage and around the back, with access to a garage at the rear. A derelict steading offers the opportunity for possible renovation and development, subject to obtaining the necessary consents.

Situation

Memsie House is located in the small rural community of Memsie, home to an ancient stone burial cairn. Within 5 miles is Fraserburgh; renowned for its fishing heritage, it is the largest shellfish port in Scotland, and one of the biggest in Europe. It retains the ambience of a traditional seaside town, with the Scottish Lighthouse Museum, the Fraserburgh Heritage Centre and both heated open air and indoor swimming pools. For the outdoor enthusiast, beautiful golden beaches provide superb coastal walks, as well as opportunities for watersports. Fraserburgh beach is close to the town centre, while the nearby Waters of Philorth beach is within a local nature reserve. Fraserburgh Golf Club is the fifth oldest club in Scotland and the seventh oldest in the world, having been founded in 1777. Both primary and secondary schooling is available within the town.

Aberdeen lies some 40 miles to the south, with the Aberdeen Western Peripheral Route providing improved travel in and around Aberdeen and a quicker and more direct route south to Dundee. The international airport offers regular flights to London and other UK and European cities. There are





regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business, leisure and health 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 School as well as the International School at Pitfodels. There are two universities and two colleges of further education.

Directions

From Aberdeen follow the A90 towards Fraserburgh, before turning left at the A952 Toll of Birness. Follow this road through Mintlaw, eventually turning left back onto the A90. Thereafter turn left onto the B9032 towards Memsie, turning left on entering the village and keeping the Memsie Burial Cairn to the left hand side. Continue along this road and the entrance to Memsie House is located on the right hand side. Fraserburgh 4.8 miles, Aberdeen 39.3 miles, Aberdeen International Airport 42.8 miles (Please note that all distances are approximate.)

GENERAL REMARKS

Viewings Strictly by appointment with Savills - 01224 971 110

Solicitor Walter Gerrard & Co, 31 Duff Street, Macduff, Banffshire, AB44 1QL

Local Authority & tax band Aberdeenshire Council Tax Band F

Services Oil heating, mains electricity, private water and drainage.

Conservation Area and Listing Category A Listed.

Fixtures & Fittings Standard fixtures and fittings, along with the freestanding white appliances, Rayburn and remaining items of furniture are included within the sale.

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.

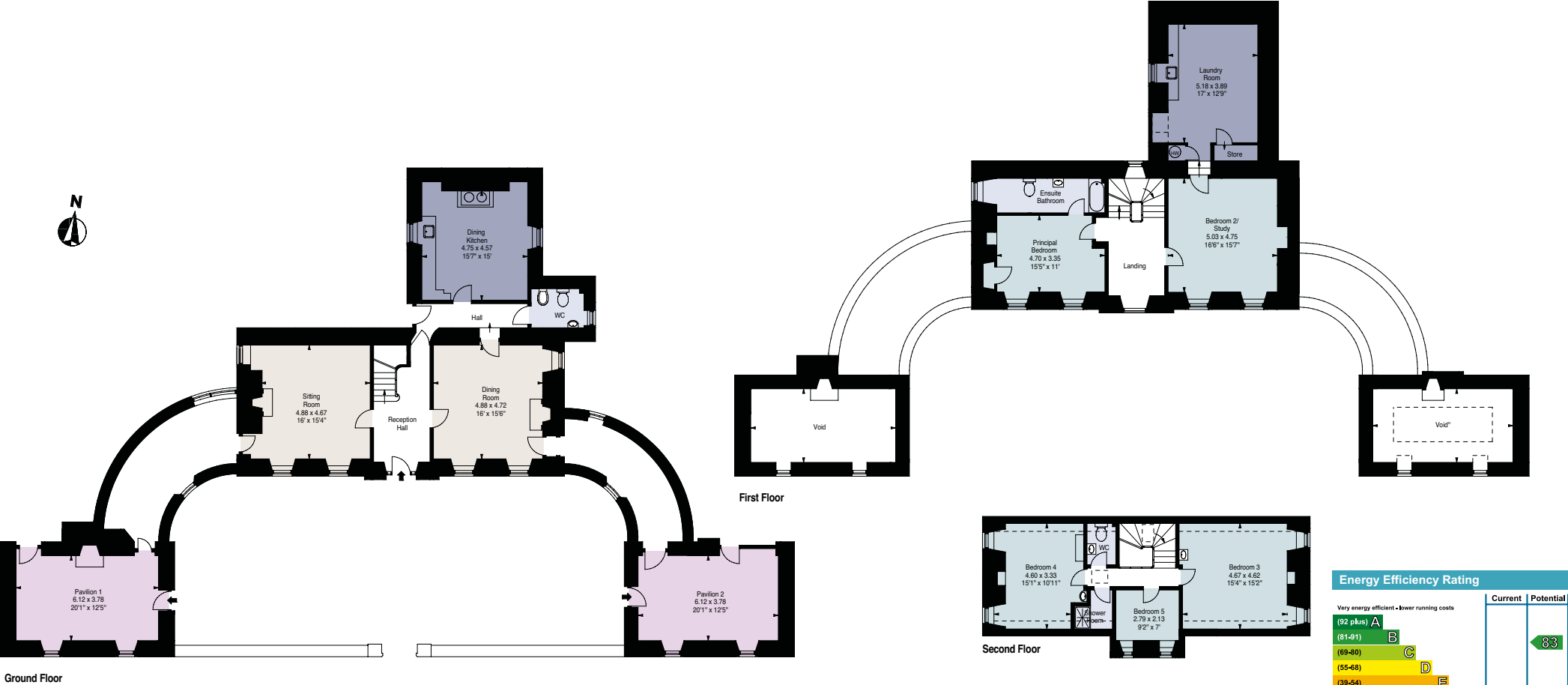
Offers Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Memsie House, Memsie, Fraserburgh,
Aberdeenshire, AB43 7AS**
Gross internal area (approx)
343.92 sq m / 3,702sq ft

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