



# Elegant Victorian red sandstone property

Skeen House, Victoria Terrace, Turriff, AB53 4DZ

Freehold

**savills**

Elegant Victorian six bedroom detached red sandstone property with garage, proudly situated within well established gardens and located within the thriving rural town of Turriff in Aberdeenshire.

Lower ground floor: cellar • Ground floor: entrance vestibule • reception hall • sitting room • dining room • family room • boot room & WC • dining kitchen • utility room • shower room • First floor: principal bedroom • bedrooms two • three • four • five and six • study • family bathroom • Second floor: attic room one • attic room two • store room • EPC Band D

#### **Summary**

Originally built around 1890-1895, Skeen House is thought to have been designed for the first Provost of Turriff, John Hutcheon, and thereafter gifted to his son George Hutcheon. A striking sandstone property located within the traditional heart of the thriving rural town of Turriff, Skeen House is a truly beautiful home which has been extensively renovated by the current owners. A delightful period home with modern influences, great care has been taken to preserve and enhance the many original features which remain, including sash and case windows, wood panelled walls, picture rails, deep skirtings, ornate cornicing and ceiling roses.

#### **Accommodation**

A wide panelled door with surrounding etched glass window panels leads into the welcoming entrance vestibule. Here there is extensive wood panelling and thick carpeting, and an attractive door with stained glass panel leads into the grand reception hall, where a carpeted staircase with wooden balustrades and wrought iron spindles leads to

the first floor accommodation. Overlooking the property frontage via a large bay window area with wood panelled surround, the sitting room has a peaceful ambience and is perfect for relaxing with the family. It is of generous proportions and has wooden flooring; to either side of the attractive granite fireplace are high arched alcoves with display lighting and half height cupboards.

A wide panelled door from the reception hall leads into the delightfully elegant dining room; the ideal location for formal entertainment. A large bay window overlooks the front garden, while the most striking feature is the fireplace with decorative mantel, ornate woodwork, tiled inset and hearth.

The inviting family room has been sumptuously decorated and overlooks the rear via a sash and case window with working wooden shutters. Currently utilised as a home bar, a cupboard has been fitted with both mirrors and display lighting, while the bar area comprises an intricately decorated wood unit. The central focal point is the cosy





fireplace with working coal fire.

A high archway from the reception hall leads into the inner hall, which has been neutrally decorated to complement the monochrome tile effect flooring. With access to an understair cupboard, the spacious boot room is perfect for storing outdoor equipment and footwear within the array of storage facilities, in addition to the traditional ceiling laundry pulley. A cupboard houses the hot water cylinder and boiler, while there is also a WC comprising a white two piece suite.

A panelled door from the inner hall leads into the rear entrance hall. Allowing access to the rear driveway, a panelled door leads down to the spacious cellar, which is pine lined and accessed via a carpeted staircase. Within the rear hall there are the original servants' bells; a delightful homage to the property's past.

A half height door leads into the contemporary dining kitchen, which enjoys views over the garden. Fitted with an attractive range of oak faced base and wall units, there are also useful pantry style pull outs. Polished granite work surfaces incorporate a Franke 1.5 sink with etched drainer, while the gas fired four oven AGA is situated within a tiled recess. The moveable oak island with partial black granite work surface shall remain as will the integrated dishwasher and freestanding fridge/freezer with ice dispenser. There is plenty of space for informal dining and relaxed seating.

From the kitchen a stable style door leads into the

modern utility room, which features a range of white gloss storage units, complemented by attractive work surfaces. The Belfast sink includes a solid wood surround, while the raised washing machine and tumble drier are to remain. A sliding door within the utility room reveals the well appointed shower room.

Ascending the carpeted staircase to the first floor, a wonderful acid etched glass window provides natural lighting. Above the spacious landing there is a large chandelier in addition to a walk in store room with lighting.

The principal bedroom is of contemporary design and overlooks the property frontage via double sash and case windows. It features a painted ceiling and ceiling spotlights; the wardrobe unit shall remain.

Bedrooms two, three, four and five are all well proportioned rooms of tasteful decoration and each would be equally suitable as a generous home office or playroom if so required. A door from the main landing leads into a section of the accommodation affectionately referred to as the maid's quarters, and which includes a carpeted secondary staircase which leads down to the dining kitchen. From here there is access to the sixth well-proportioned bedroom which overlooks the garden, in addition to a cosy study which includes the original linen shelving and a fitted desk. Completing the first floor is the elegant family bathroom. Attractively presented, there are twin wash hand basins, a WC with traditional style raised





cistern, a striking curved bath and a fully tiled double shower enclosure with rain effect shower head.

A panelled door from the first floor reveals a fixed wooden staircase which leads into the fabulously versatile and L-shaped attic. Fully floored, the attic currently forms two large rooms used for recreational space, in addition to an enclosed storage room.

#### Outside

Located within walled gardens extending to approximately 0.45 acres, a gated entrance leads along an attractive loc-bloc driveway. To the rear of the property, the car port provides undercover parking for at least two vehicles, while there is also the garage/workshop which is fitted with an electronically operated door. The gardens are well stocked with a variety of plants, shrubs and trees, in addition to productive apple trees. Well landscaped with a large area of lawn and tiered platforms allowing ample opportunity for al fresco dining, there is a large barbecue area with surrounding patio and a further outbuilding currently used for storage. A gate in the back wall allows access along a back lane and easier access into the town centre.

#### Situation

The thriving town of Turriff offers a wide range of shopping, business and leisure facilities, together with primary and secondary schooling. A regular bus service runs from Turriff to Dyce and Aberdeen city centre; there are also connections to

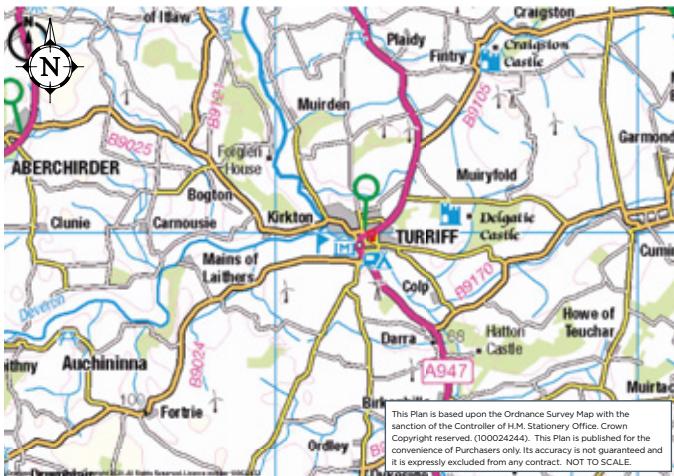
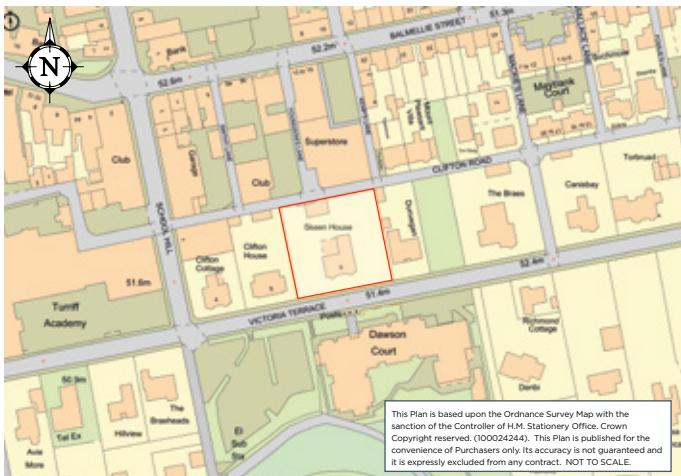
Inverurie, Elgin and Banff. While the surrounding area comprises rolling farmland, this part of the northeast of Scotland is famed for its outdoor pursuits. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey. There are golf courses at Banff, Macduff and Turriff, together with famous 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.

Situated approximately 18 miles away, Huntly is an historic town which prospered during the 18th century through the expanding linen industry. Today, the amenities include two major supermarkets, local shops and recreational facilities. There is also the popular Huntly Falconry Centre.

Situated in the valley of the River Don, Inverurie provides good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. There is a health centre, cottage hospital, several large supermarkets, a swimming pool and community centre, as well as golf, tennis and bowling. Hillwalking is a popular activity, with many local routes available, including at Bennachie.

Approximately 35 miles distant lies the city of Aberdeen. The international airport provides excellent transport links by air to 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 two colleges of further education.

Huntly 18 miles, Inverurie 21.7 miles, Aberdeen City 34.4 miles. (Please note that all distances are approximate).

#### Directions

From Aberdeen, follow the Ellon Road north, before turning left at the roundabout onto the B999. After Whitecairns turn left onto the B979, and continue on until joining the A947 at Newmachar. Follow the A947 through Oldmeldrum, Fyvie and into Turriff. Turn right along Victoria Terrace, passing Turriff Academy on the left hand side. Skeen House is located further along on the left hand side.

#### GENERAL REMARKS

##### Viewings

Strictly by appointment with Savills - 01224 971110

##### Solicitor

Blackadders, 6 Bon Accord Square, Aberdeen, AB11 6XU

##### Local Authority & tax band

Aberdeenshire Council Tax Band G

#### Services

Mains electricity, water and drainage, gas central heating.

#### Miscellaneous

Double glazed window units throughout. Security entry & CCTV systems. Solar PV 3.6KW installed 2014.

#### Fixtures & Fittings

Standard fixtures and fittings are included in the sale, along with all curtains, blinds, white appliances, the wardrobe unit in the principal bedroom and the garden hot tub.

#### 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.

**Skeen House, Victoria Terrace, Turriff, AB53 4DZ**

**Gross internal area (approx)**

**Total** 412 sq m/4434.73 sq ft



savills

savills.co.uk

**Fiona Gormley**

Savills Aberdeen

**01224 971122**

fgormley@savills.com

**Laura Totten**

Savills Aberdeen

**01224 971125**

laura.totten@savills.com



For identification only. Not to scale. © 20/09/24LT

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs: September 2020. Brochure Code: 200914 LT Brochure by wordperfectprint.com

