



Outstanding six bedroom period home

Carpe Diem House, Daviot, Inverurie, AB51 0HZ

Freehold



Ground floor: dining kitchen, sun lounge with dining area, sitting room, family room, study, WC cloakroom, home gym, bathroom, shower room, utility room, boot room • First floor: principal bedroom with dressing area and en suite bathroom, bedroom two, bedroom three, bedroom four, shower room • Second floor: bedroom five, bedroom six, study, store room, bathroom • EPC Band E

Summary

An imposing 2.5 storey period home dating from 1798, Carpe Diem House was originally the manse to Daviot Church. Bought by the current owners in the early 1990s, the property has been sympathetically extended and modernised while taking care to preserve the existing period features, such as sash and case windows, working shutters, deep skirting boards, picture rails and sweeping staircases. Nestled within beautifully maintained garden grounds of approximately 1.4 acres with far reaching views, the property is conveniently placed for accessing local amenities and schooling, while the bustling town of Inverurie lies only 5 miles distant.

Accommodation

A charming painted door overlooks a paved terrace and leads into the entrance hall. This is floored with Caithness slate tiles which continue into the dining kitchen – a welcoming and homely room of spacious proportions. It is fitted with an extensive range of units topped with Corian, a breakfast bar with solid wood work surface, a moulded sink and a four ring gas hob. Within the kitchen there is a cream

AGA, integrated combination microwave/oven, two undercounter fridges and two integrated dishwashers.

The superb sun lounge is flooded with an abundance of natural light while also allowing access to the garden.

A fantastic addition to the property, the sun lounge is fitted with engineered oak flooring and provides ample seating and dining opportunities. A fitted display cabinet is currently utilised as a small bar and includes an undercounter fridge.

The light and peaceful sitting room enjoys dual aspect views over the garden, most notably from a large bay window area. Of elegant decoration to complement the original wooden floor, central to the room is an open fireplace with white painted mantel.

A panelled door from the sitting room leads into the reception hall, from where the original staircase gently winds up to the first floor accommodation. Accessible from the hall is the versatile family room with bay window, a well proportioned study and a WC cloakroom with white two piece suite.

A further door from the dining kitchen leads into a sympathetic extension which





was created by the current owners. The versatile home gym enjoys open views over the rear garden, while having the benefit of fitted storage and ease of access to both a contemporary bathroom and separate shower room. It would also make an excellent home office, if desired. Partially on open plan to the exercise room is the utility room, which features a good range of fitted storage and work surface areas incorporating a Belfast ceramic sink. Plumbed for white appliances, a door opens into the garden. A well appointed boot room provides ample storage for larger leisure and outdoor items.

Ascending the curved staircase, there is a good range of fitted storage facilities and extensive book shelving on the bright landing. Overlooking the gardens via a large bay window is the principal bedroom which enjoys lovely views and also the benefit of a walk through dressing area that leads into the en suite bathroom; this includes a white three piece suite and corner shower enclosure.

Double bedroom two also has views of the garden towards the trees via a large bay window area. Double bedroom three is a charming room with the benefit of a fixed wardrobe and extensive white painted book shelving. Double bedroom four is a generously proportioned and bright living space with triple aspect views. Completing the first floor is the shower room.

A door from the first floor landing conceals the entrance to the secondary staircase to

the upper living accommodation. Along the second floor landing there is the store room, eaves storage cupboard and a charming partially open study area which includes book shelving and a deep set fitted desk.

Bedroom five is a delightful room with feature fireplace, while bedroom six is of neutral decoration and generously sized. Both bedrooms are served by the second floor bathroom, which features a white three piece suite with shower over the bath.

Garden & Outbuildings

From a pillared entrance, an extensive tarmac driveway provides parking for a number of vehicles. There are outdoor terraces to both the front and rear, with the majority of the garden mostly laid to lawn while being bordered by a variety of shrubs, bushes, mature trees and an area of enchanting woodland. From the rear garden there are far reaching views over countryside and farmland.

Along the driveway there is access to a detached double garage with linked garden store. The garage is fitted with two electronically operated doors and is partially floored above to maximise storage with integral access to the garden store. A canopied roof to the side of the store is used as a log shelter.

Situation

Carpe Diem House is located at the heart of the thriving village of Daviot. Within the village there is a pub, shop/café, an active village hall with





playgroups for young children, church, a primary school and garden centre. Secondary education is provided at Meldrum Academy and Inverurie Academy.

Approximately 5 miles away lies Inverurie, an expanding and prosperous town situated in the valley of the River Don with good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. Secondary education is provided at Inverurie Academy. There is an excellent health centre, which is integral to the local hospital, several large supermarkets, a swimming pool and community centre as well as golf, tennis and bowling. Hillwalking is a popular activity, with many routes available including at the popular Hill of Bennachie.

Aberdeen is situated about 22 miles away. Aberdeen International Airport at Dyce is 16 miles away and offers regular flights to London and other UK, European and international destinations. The Aberdeen Western Peripheral Route provides improved travel in and around Aberdeen and quicker journeys north, south and west. 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 and leisure 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 as well as the International School at Pitfodels. There are two universities and several

colleges of further education, while Aberdeen Royal Infirmary is also a teaching hospital.

Inverurie 5 miles, Aberdeen City 21.9 miles, Aberdeen International Airport 16.3 miles. Please note that all distances are approximate.

Directions

From Aberdeen, follow the A96 into Inverurie, and then turn right at the roundabout onto the B9170. At the next roundabout, turn left onto Burghmuir Drive, proceeding straight ahead at the roundabout onto the B9001. Follow this road for some distance, before turning right towards Daviot. Continue through the village, passing the shop/café and church on the right hand side. Entering the church car park, the pillared entrance to Carpe Diem House lies towards the rear.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01224 971 110.

Local Authority & tax band

Aberdeenshire Council Tax Band G.

Services

Mains water, electricity, drainage and oil heating. Bottled gas supply to the kitchen hob.

Miscellaneous

There is a right of access over the adjoining church car park. Windows are a combination of single and double glazed windows in addition to secondary glazing.





Fixtures & Fittings

Standard fixtures and fittings are included in the sale, along with the fitted carpets and integrated appliances.

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

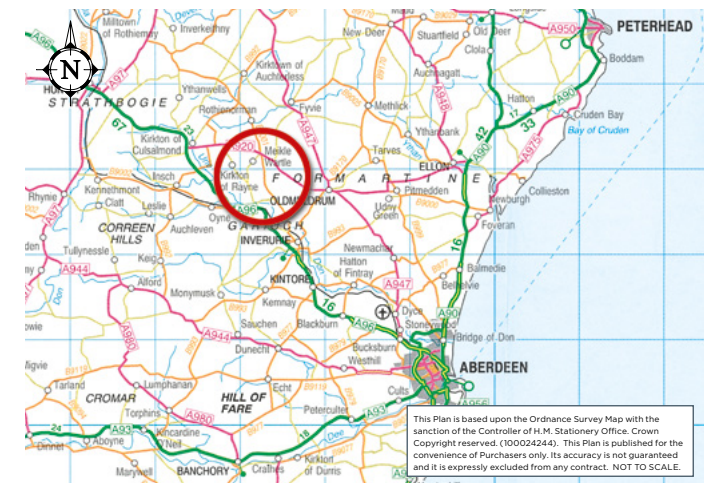
Vacant possession and entry will be given on completion.

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.



Carpe Diem House, Daviot, Inverurie, AB51 0HZ
Gross internal area (approx) 390 sq m/4,198 sq ft
Reduced height 5 sq m/54 sq ft
Total 395 sq m/4,252 sq ft



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