Striking tower house within a sheltered courtyard

Tower House, Keith Hall, Inverurie, Aberdeenshire, AB51 0LD

Freehold
Summary
This Grade A Listed building, formerly home to The Earls of Kintore and the Latin poet Arthur Johnson, is a magnificent example of Renaissance architecture set within 26 acres of beautiful garden grounds, landscaped by Capability Brown in the 18th century. Originally built c.1665, in 1984 Keith Hall was sympathetically converted to form eight flats and six houses.

Impressive and grand in stature, Tower House is entered via an atmospheric courtyard. Period features are in abundance with high ceilings, extensive wood panelling, fireplaces, plasterwork, window shutters, wall sconces, panel doors, deep skirting boards and window sills, shelved alcoves, a granite exposed wall and neutral décor.

Accommodation
A welcoming entrance vestibule has a wood panelled door with adjacent window panels to either side, with tiled flooring and twin display alcoves to either side of the door.

Off the reception hall there is a large tiled boot room with coat hooks, shelving and clothes rails. Adjacent is a cloakroom with white WC and wash hand basin. Informal relaxation space is within the family room. This room overlooks the courtyard and a feature is the exposed granite above the window. At split level is a step into a curved corridor and this area leads into an open wine cellar, wood store, and mid height shelving. The curved stone staircase ascends to the first floor and the staircase certainly enhances the historic ambience. The split level landing is partially carpeted. A dining kitchen also overlooks the courtyard and has a comprehensive range of base, drawer and wall cabinets. Along with an integrated refrigerator and freezer, there is a four ring Beko electric hob with extractor fan above, plus an integrated Bosch washer/drier and Bosch oven and microwave above.

The striking drawing/dining room is a particularly elegant room. Features include extensive wall panelling, an ornate plasterwork ceiling, cornicing, wall sconce lighting, large central window with shutters and window seat. A fitted bookcase complements the superb stone fireplace and hearth housing a wood burning stove.

The next curved staircase is carpeted with a deep silled window looking into the kitchen. A split level staircase with further curved staircase
leads to the principal bedroom suite. This is a room with a view with a dual aspect outlook across the grounds, firstly across the central courtyard. A secondary window overlooks the roof and hills and trees beyond. There is a central fireplace with wooden mantel, granite hearth and inset. There is ample wardrobe space and a particularly spacious en suite bathroom. There is a sauna, chrome mounted radiator, white vanity unit with twin wash hand basins and panelled mirror, lighting, white WC, double shower enclosure with tiled inset and glass wall and mains shower. Curved freestanding bath with shower attachment.

Returning to the split level staircase, there is a further carpeted staircase overlooking the courtyard. The staircase divides into two – the upper staircase leads to a small landing with bookcase and balustrade. A door leads off into a further room along a corridor with laminate flooring and neutral décor. An inset alcove has an ornate wooden cupboard with deep shelving.

Bedroom two/study has hardwood finish flooring and two windows – one with views towards Bennachie and the communal garden grounds.

Bedroom three also has a window looking out onto the courtyard.

There is loft access from the corridor which features wall sconces.

Bedroom 4 is a double room of neutral decoration and deep skirting. It has an electric heater and a window looking into the centre of the building. A small single wardrobe has shelving and hanging space.

The family bathroom has tiled flooring, white three piece suite with wall chrome mounted radiator, wash hand basin with mirrored bathroom cabinet above, WC and bath with electric shower above. It is partially tiled around the shower.
Situation
Inverurie is an expanding and prosperous town situated in the valley of the River Don. Founded by David of Huntingdon, Earl of Garioch and great-great-grandfather of Robert the Bruce, the town is locally known as the Heart of the Garioch. There is an abundance of sites to visit in and around Inverurie for the history enthusiast such as the ruins of the medieval Kinkell Church, which can be found to the south of the town, a number of Bronze Age and Pictish stone monuments and many historic castles, all testament to the rich heritage of the community which is still thriving today. Excellent road and rail links provide access to the north and south including Aberdeen, Dyce, Huntly and Elgin. Inverurie itself is a bustling market town centre with a good selection of speciality shops mixed with high street favourites, health centre, cottage hospital, library, community centre and recreational facilities which include the local swimming pool, sports centre, bowling, hill walking and golf course.

Aberdeen 17 miles
Aberdeen International Airport 12 miles *Please note that all distances are approximate

Directions
From Aberdeen travel north on the A96 following the signs for Inverurie. After crossing the river turn right at the small roundabout and take the next road on the right on B993, Keith Hall Road (towards Whiterashes). Continue along this road for approximately 600 yards, past the cemetery and over the stone bridge, turn left at the white lodge house into the driveway leading to Keith Hall.

General Remarks
Viewings
Strictly by appointment with Savills – 01224 971 110

Solicitor
Inksters, Citibase, 9 Queens Road, Aberdeen AB15 4YL

Local Authority & tax band
Aberdeenshire Band G

Outside
Keith Hall is set in about 26 acres of beautiful grounds planted with a variety of trees and shrubs. There is a well-stocked lake with a central island and use of a communal punt. Extensive areas are covered in a thick carpet of gravel and provide parking for ample vehicles. There is an exclusive area of private garden for the use of the Tower House owners.

Garage
Description to follow

Services

Conservation Area and Listing
Grade A Listed building

Miscellaneous
There is an exclusive area of garden ground belonging to Tower House in addition to the communal landscaped grounds. This area is ideal to
enclose as play area for children or pets or to enjoy your own al fresco space for relaxation.

Fixtures & Fittings
Standard fixtures and fittings are included in the sale. Other items including moveable furniture 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: 84 m². Floor 2: 84 m². Floor 3: 61 m². Floor 4: 67 m²

Excluded areas: reduced headroom below 1.5m: 1 m²

Total: 296 m²

Important notice

Savills, its clients and any joint agents give notice that:

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Energy Efficiency Rating

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