



Converted mill in about 1.1 acres of gardens

Mill Of Syde, Kennethmont, Aberdeenshire, AB54 4QQ

Freehold



Converted mill in about 1.1 acres of enchanting gardens including a notable waterfall on the burn

Kitchen • Dining room • Library • Study / Office • Utility room • Shower room • Sitting room • Principal bedroom • Double bedroom with dual access shower room • 2 further bedrooms with dual access bathroom • Top floor bedroom/Games room

EPC Band E

Summary

Mill of Syde dates back about 150 years and was sympathetically converted into a residential property around 30 years ago to provide a very unique and charming family home. The roofs are pitched and slated with Foudland slates and it is understood the whole roof structure was renewed as part of the conversion. The accommodation is over 2.5 levels with a single storey wing along one side. In keeping with its history, a number of beamed ceilings, exposed areas of wall, column radiators and timber panel doors have been retained. Stairways are timber, including wooden balustrades and newel posts. Floor coverings include sanded floorboards, parquet block and slate tiles. Of particular interest are some of the original features from the former working mill. The magical and tranquil setting is a haven for wildlife.

Accommodation

The particularly spacious laundry and boot room is the everyday entrance. Elongated glass fronted display cabinets and further units offer an abundance of storage. Plumbing is in place for a washing machine and there is

ample space for an upright fridge/freezer. A shower room is accessed from this room with mains shower, WC and wash hand basin. Adjoining the utility area is a kitchen with French doors which open onto the patio. The kitchen contains base and drawer cabinets complemented by oak and granite worksurfaces. A Belfast sink reflects the Victorian origins of the property and there is plumbing for a dishwasher. At its heart is the vintage cream coloured oil fired AGA. This is the first of the rooms to benefit from a view towards the burn and waterfall. There is an elegant dining room with French doors to an enclosed patio. Leading from the dining room is a study / office room. Adjacent is the library (originally the location of the mill's furnace) which boasts a vaulted ceiling providing wonderful character. The stone staircase leads to bedroom 2 with twin aspect windows and French doors. The principal bedroom is generous in size and has twin aspect windows. Extensive storage is incorporated with triple fitted glass fronted wardrobes and fitted bedside cabinets. Adjacent is the dual access shower room with mains shower and WC with wash





hand basin. A half turned staircase leads to bedroom 3 with external door access to a delightful timber bridge. Bedrooms 3 and 4 are serviced by a shared bathroom with electric over bath shower. The large sitting room is superb and really is a room with a view. French doors open to a Juliet balcony with the most tranquil views over the burn, waterfall and the hills beyond. A focal point is the wood burning stove on a slate hearth.

Situation

Kennethmont is a rural hamlet in the perfect location from which to enjoy the great outdoors. While the surrounding area comprises rolling farmland and open countryside, this part of the northeast of Scotland is also famed for its outdoor pursuits, including walking, mountain biking 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. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of 'Castle Country'. Leith Hall, which is directly opposite to Mill of Syde, is a country house in Kennethmont built in 1650, on the site of the medieval Peill Castle, and was the home of the Leith-Hay family for nearly three centuries. Since 1945 it has been run by the National Trust of Scotland where events such as summer plays, music recitals and activities for children, including nature club, are regularly held in the

extensive grounds. Local schools include Kennethmont Primary School and the Gordon Schools, Huntly. Both schools are served by school transport with pick-up from the end of the drive.

Situated approximately 7 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, including the popular Nordic Ski Centre and Huntly Falconry Centre. The train station provides a direct link to Aberdeen and Inverness, with a connection railway at Inch. A regular bus service also provides travel to Aberdeen.

The pleasant village of Inch, approximately six miles to the southeast, has the closest railway station and provides some smaller local shops, a medical centre, leisure centre and other facilities.

A further ten miles beyond Inch is the large market town of Inverurie providing a greater choice of supermarkets, shops and facilities, including a newly built secondary school.

Approximately 34 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 7 miles, Insch 7 miles, Inverurie 17 miles, Aberdeen City 34 miles, Aberdeen Airport (Dyce) 28 miles. (Please note that all distances are approximate).

General Remarks

Viewings

Strictly by appointment with Savills - 01224 971 110

Solicitor

Stewart & Watson
17-19 Duke Street
Huntly
AB54 8DL

Local Authority & tax band

Aberdeenshire Council - F

Services

Mains electricity. There is a pumped private water supply shared with Millers Cottage. Private drainage to a septic tank also shared with Miller's Cottage. The windows are timber framed double glazed casement windows. A wood pellet biomass boiler was installed around 2014. Underfloor heating to the kitchen/dining/family room, library and the first floor bathroom. Other rooms are heated with radiators and column radiators

Outside

The first 50 metre section of driveway which is bounded by drystone dykes is shared with Millers Cottage and Mill of Craigton. The second section is shared only with Millers Cottage.

The grounds extend to approximately 1.1 acres. They include an area of mature spruce and mixed woodland at the southern end of the property through which a burn runs. The garden surrounding





the house is set on a southwest facing slope that runs down to a wide burn which has an impressive waterfall. It incorporates some terraces, shrub beds, a variety of deciduous trees, lawns and two raised beds. There are patios and terraces adjoining the south gable from the kitchen and the east side of the house from the library. Outbuildings consist of a timber framed greenhouse with toughened glass and two timber garden sheds. A small stone walled and slated shed accommodates a steel oil tank.

Miscellaneous

There are six external doorways all fitted with timber framed doors that have double glazed panels. Three of the ground floor doorways comprise a pair of French doors and are secured with espagnolette style locks.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. All blinds, curtains and the AGA range are also included. Some 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.

Mill Of Syde, Kennethmont, Aberdeenshire, AB54 4QQ

Gross internal area (approx)

Total 250 sq m/2690.98 sq ft



savills

savills.co.uk

Fiona Gormley

Savills Aberdeen

01224 971122

fgormley@savills.com



For identification only. Not to scale. © 21/06/18 FG

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: JUNE 2021. Brochure Code: 2106FG Brochure by wordperfectprint.com

