



DALHEBITY HOUSE





DALHEBITY HOUSE

BIELDSIDE | DEESIDE | ABERDEEN | AB15 9BQ

A spectacular mansion house set on a south facing site, with sheltered grounds, a small lake, tennis court and woodland of about 10 acres. Spa complex, swimming pool & housekeeper's accommodation

*Aberdeen Airport 7 miles, Dundee Airport 70 miles, Inverness Airport 95 miles, Glasgow Airport 156 miles, Edinburgh Airport 123 miles. *Please note that all distances are approximate*

Ground Floor

Entrance vestibule | Reception hallway | Elevator | Grand central staircase | Dining room | Drawing room
Library | Billiard room with cocktail bar | Study | Guest cloakroom | 2 Guest WCs | Dining kitchen | Breakfast room
Family room | Preparation kitchen | Pantry | Wine cellar | Two recreational informal rooms
European style courtyard | Rear staircase | Laundry room | Boot room with en suite shower room
Housekeeper's office | Spa complex with changing suites, steam room, sauna room, relaxation room, massage/
treatment room and hairdressing salon | Indoor swimming pool with separate indoor hot tub

First floor

Gallery landing | Upper reception hallway split into an additional dining room for 10 and another sitting room
8 bedroom suites | Reading lounge | Cocktail bar | Upper kitchen | Air conditioned gymnasium

Self-contained staff accommodation

Three en suite apartment bedrooms | Sitting room | Kitchen | Utility room | Guest WC

Outside

Integral double garage and utility room | Detached elongated double garage with gardener's WC | Oak framed
triple garage plus log store | Tennis court | 3 Cedar roofed garden pavilions (2 with WCs) | Outdoor sunken hot tub

In all about 10 acres | EPC = C



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SUMMARY

Dalhebity House was built on the site of the late Diana, Princess of Wales' grandmother's home. Inspiration for the vision to commission and create the new mansion house, which was completed in 2009, very much reflected some of the original architecture at Dalhebity along with further Scottish Baronial sources.

Dalhebity House today is a property on an epic scale, offering outstanding reception rooms and eight bedroom suites. The focus of the owners, who worked extremely closely with the Scottish architects and craftsmen throughout the project, was to create a house that appears period in design and yet has an eco focus in its construction methods and maintenance which is firmly set in the 21st century.

Behind the traditional façade, the interior style is both elegant and classic. The extraordinarily exacting standards, specifications and attention to detail are simply unsurpassed on this scale. Dalhebity House is surely one of the finest modern country houses to have been built in Scotland.



Artisan and skilled craftsmen replicated specialist ornate plasterwork, coffered ceilings, intricate cabinetry, curved wood panelling, bookcases, marquetry, veneers and carvings on site. In contrast, state of the art technology sits alongside, with entertainment systems, underfloor heating, mood lighting, fire and security systems throughout the building.

Sumptuous finishes include the extensive use of luxury marble, American oak, walnut, oak and marble fireplaces; Lefroy Brooks sanitaryware with silver nickel and ceramic fittings and accessories; freestanding roll top baths; oversized walk in shower enclosures with rainfall shower heads; refrigerator and freezer drawers; warming drawers dishwasher drawers; wine refrigerators, concealed and integrated coffee machines.

Despite its stature, first and foremost the house is easily managed as a family home and for hosting friends, yet it also functions admirably for large scale entertaining for business or charitable events and parties. The installation of an elevator, wide corridors and door frames ensures accessibility for wheelchair access if this was a requirement for the next owner.





ACCOMMODATION

This outstanding residence occupies a private south facing position which is sheltered and surrounded by majestic trees in an enchanting setting. The owners set out to create a mansion of distinction and one in which the beautiful setting can be fully appreciated. 12 ft ceilings, large elongated windows, window seats, curved walls and windows, turrets, Juliet balconies and French doors ensure that maximising the levels of natural light and showcasing the outlook onto and access into the gardens were front of mind for the architects. The particularly generously sized ground floor reception rooms and living areas have a wonderful flow and the orientation is deliberate, with wings for entertaining; a more informal family space and separate domestic quarters within an integral apartment. Thanks to the clever design, the space is not overwhelming and does not feel rambling. Seductive internal views through the house into other rooms invite you to warmly explore other spaces.

The entrance into Dalhebitry House sets the tone and is utterly breathtaking, beginning with a marble floored reception hall, marble pillars, with grand marble central sweeping horseshoe staircase. This impressive area, with 20 marble columns and a domed, stained glass cupola is perfect for drinks receptions and parties. The ambience is enhanced when a roaring log fire is lit within the splendid open fireplace.

Formal circulation and entertaining space is catered for with the outstanding reception rooms: dining room which currently accommodates a minimum 26 seat banqueting table; drawing room with corner turret window and silk panelled walls, and the billiard room with cocktail bar for after-dinner drinks. For those requiring a business environment, the study/office has ample space



for numerous work stations and writing desks. The atmospheric American oak library is fitted with exquisite bookcases and cabinets and is a lovely place to escape to. The more relaxed and casual style of the family space is immediately evident from the fabulous custom-made walnut principal kitchen. The dominating feature is an elongated island complemented by bevelled granite work surfaces. The informal breakfast room is perfect for everyday dining, and remaining within the hub is the open family room. The prep kitchen is comprehensively fitted for use by caterers and includes a substantial pantry. The wine cellar is temperature-controlled.

Two family recreational rooms, complete with their own WC and French doors into the internal European inspired courtyard plus double French doors to the garden, have previously been enjoyed as a play room and television room but could equally be used for other purposes such as a home cinema, with one particular wall being the perfect blank canvas for a projector screen.

Luxurious in every way is the spa with mosaic tiled steam room plus Swedish sauna. A luxurious fabric panelled relaxation room is adjacent to the massage/treatment/hairstyling salon. There are twin changing suites with WCs and showers and access into the pool room with a stunning hot tub and the heated 13.5m long swimming pool (1.4m constant depth) which sits under a magnificent glazed roof, flooding the pool room with light and allowing evening swims under the stars. The curved sun bed area opens out to one of the terraces where there is a sunken outdoor hot tub under a pagoda – so ideal for all weathers.

For everyday domestic tasks there is a housekeeper's office, a large custom fitted laundry room and an equally generous oak fitted boot room with en suite shower room.

The house incorporates a self-contained three bedroom apartment with ground floor entrance and vestibule with stairs to the upper floor accommodation, comprising three bedrooms all with en suites, a sitting room, kitchen, utility room, guest WC and balcony. This is used as independent staff quarters and is accessed externally.

At first floor level is an incredible upper hall reception area which is currently divided into three separate social spaces providing further, more casual and intimate, entertaining space options to the large formal dining room and formal drawing room downstairs. A cocktail bar which also provides upstairs kitchen facilities is open plan to the reading lounge and there is a wonderful and bright upstairs sitting room with a terrific outlook over the grounds and hills beyond. Also upstairs is an impressive air conditioned gymnasium with walnut flooring, mirrored walls and floor to ceiling windows overlooking the west garden and tennis court. The gym can be accessed either directly from the principal bedroom suite or from a guest bedroom corridor. The 8 individually themed bedroom suites provide seating areas, dressing rooms and en suite facilities. The principal bedroom suite is particularly lavish, with full sitting area around a marble fireplace, a concealed hydraulic lift, television, a turreted seating area and a private balcony. The principal suite is accessed via an inner hall off which are two separate dressing rooms, each fully fitted with wardrobes and cabinets plus an additional walk in wardrobe and one with refrigerator and Miele coffee machine. Each dressing room leads to one of two en suite bathrooms in the principal suite. The adjacent gymnasium is accessed directly from one of the dressing rooms. An adjacent bedroom suite, with balcony overlooking the pond, is currently used as an informal study/den but is a versatile living space that can also be accessed directly from the principal bedroom suite.









OUTSIDE

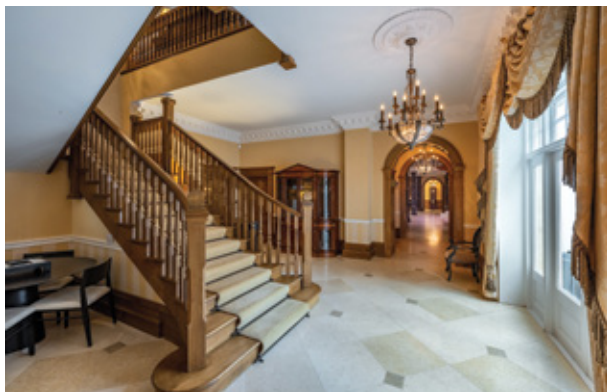
A pillared entrance with high electric gates opens into a meandering tarmacadam tree-lined driveway. A cobbled driveway and turning area features a large fountain. A high walled carriage entrance allows access to the rear cobbled courtyard, the integral double garage and the detached garage block. Accessed from the main driveway there is an overspill car park with oak frame triple garage, car washing facility and log chopping area. There are two further vehicular access points to the rear of the property.

A wonderful feature is the European style internal courtyard which is an incredibly sheltered and enclosed area with marble flooring and central fountain. Wrapped around the house itself are extensive paved patios and terraces to enjoy the ultimate alfresco lifestyle. On the lower lawn is a breeze hut overlooking the tranquil pond, complete with decked area, kitchen and WC. A most attractive and intricate drystone wall encloses the floodlit all weather tennis court that also has a spectator deck and wooden gazebo plus WC. The court is enclosed by high level tennis fencing on three sides. Lastly there is a charming corner summerhouse.

GARAGES

Detached elongated double garage block with WC. Workshop. Electric up and over doors.

Integral double garage with electric up and over doors.



SITUATION

Located on the northeast coast, Aberdeenshire is one of Scotland's largest and most diverse counties and extends from the North Sea coastline inland to the Cairngorm mountains which rise majestically to the west. Dalhebity House lies west of Aberdeen city, nestled in 10 acres of its own grounds. Rich in historic castles and boasting fertile farmland, the Aberdeenshire area is renowned for producing the malting barley which supplies the many whisky distilleries in the region.

Deeside, through which the River Dee flows, has attracted visitors from far and wide. Balmoral Castle has been the Scottish home of the Royal Family since it was purchased for Queen Victoria by Prince Albert in 1852. There is a wealth of sport on offer for which Scotland is famed: salmon fishing on the rivers Dee, Don and Deveron, pheasant and partridge shooting on many of the low ground estates, red and roe deer stalking and the opportunity for grouse on the rolling heather hills. The area boasts numerous golf courses. To the east lie Royal Aberdeen and Trump International, both well regarded links course. More locally, just a mile away there is the challenging 18 hole course at Deeside golf club.

The Cairngorms National Park known as a stronghold for many rare and endangered species of flora and fauna is situated 51 miles to the west of the property and offers a wide range of outdoor activities including hill walking, skiing, mountain biking and wildlife spotting. The steeper mountains at The Lecht (49 miles) and Aviemore (91 miles) offer skiing when winter conditions are suitable and endless walking challenges throughout the year.

'Energy Capital of Europe' and a vibrant hub for many years, the city of Aberdeen is home to two universities: Aberdeen University and Robert Gordon University. Cultural facilities include a recently extended and refurbished Art Gallery, Maritime Museum, music hall and theatre. P & J Live is the northeast of Scotland main arts and events venue, boasting world-class conference and exhibition facilities along with a superior 15,000 capacity arena. Aberdeen Beach can be found a short distance from Aberdeen city centre and the area is also where Pittodrie Stadium is located, which is home to Aberdeen Football Club, affectionally known as The Dandy Dons. Aberdeen International Airport is 7 miles away and there is a mainline east coast train service with frequent journeys to London King's Cross and rail links further north to Inverness and south to Gleneagles and Edinburgh. Private schools include Robert Gordon College, Albyn School, St Margaret's (girls) and the International School of Aberdeen (2miles). Gordonstoun (70 miles) is a co-educational private school for boarding and day pupils for children between the ages of 8 - 18. The highly ranked Cults Academy (state school) and Cults Primary School are both nearby.

More locally the leafy residential suburb of Bieldside along the Royal Deeside corridor is surrounded by rolling countryside where there are a couple of shops, a coffee shop, a bar/restaurant, beauty clinic, hairdresser and a vet. The old Deeside Railway Line is very close by providing walking, running and cycling paths.









GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01224 971 110

Solicitor

Burness Paul
Union Plaza
Aberdeen

Local Authority & tax band

Aberdeen band H

Services

Mains water, electricity, gas and drainage. Ground source heating system. Solar panels. Highly insulated structure. Double glazing. Mode lighting system with mood settings. Audio/visual distribution. Sky connection. Internal and external telephone system. Built-in speakers to most of the rooms. Fire and smoke detector system. Intruder alarm system. Security cameras. Front and rear electric driveway gates. Security fencing around the perimeter. External lighting is timer controlled. Wifi is via fibre.

Appliances

Miele, Sub-Zero, Wolf, Fisher and Paykel, Liebherr, Maytag, Lacanche range cooker

Trees

All of the mature trees and woodland are under a Tree Preservation Order.

Fixtures & Fittings

The buyer will have the opportunity to purchase the majority of the contents of Dalhebity House by separate negotiation. An inventory of the contents available can be obtained from the selling agents.

Machinery & Equipment

The garden machinery and equipment and a selection of tools and implements available to purchase will be accessible in an inventory from the selling agents.

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.

IMPORTANT NOTICE

Savills, their 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.

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Gross Internal Area

