



# Former school with wonderful countryside views

**Old Fetternear School, Fetternear, Inverurie, Aberdeenshire, AB51 5JY**

Freehold





Detached and extended former school with wonderful countryside views

Sitting room • Cloakroom • Dining kitchen • Reading room  
• Study • Boot room / utility • 4 bedrooms (1 en suite) •  
Shower room

Garden • Greenhouse • Garden shed • Workshop • About  
0.2 acre • EPC = D

### Summary

Dating back to about 1866, this wonderful home was formerly Madras School. The school closed in the 1960s and was converted to residential use in 2006. Features include high ceilings, high level windows, wood panelling to dado height, tiled floors, slate floors and self coloured carpets.

### Accommodation

Located in a lovely hamlet, this delightful detached granite and slate home has the convenience of single storey spacious living accommodation. From the gravelled turning and parking area wide stairs lead to French doors to a formal sitting room. This is very well appointed, with two windows along with those flanking either side of the French doors ensuring there is plenty of natural light, while plantation style window shutters provide a colonial feel. A focal point of the room is the wood burning stove with a slate hearth and fitted cupboards. Fitted bookcases are a reminder of the former purpose of the building. Off an inner passageway is a cloakroom which is panelled to dado level and has the original thunderbox WC and washbasin. The large and spacious dining kitchen with its

particularly high ceilings is a fabulous space and clearly the heart of the home; it is superb both for everyday living and informal entertaining. There is a comprehensive range of wall and floor cabinets with soft closing drawers, and a porcelain double sink all complemented by extensive worksurfaces. Appliances include a dishwasher, a Rosières Prodiges range cooker with 4 gas burner with a Rosières coup de feu cooking surface featuring a 4.5kW burner which can be employed as a wok burner or, with the metal cover in place, a professional cooktop and a Rosières extractor. The addition of the reading room really brings the outdoors in and takes full advantage of the surrounding countryside views. A triangular full height window enhances the sliding large patio doors along one wall which open onto a paved terrace. There is a recessed open area currently used as a study with fitted shelves and a desk. Used as an everyday entrance to the home, the boot room/utility room has built in shelved cupboards, plumbing for a washing machine and is the location for the oil fired boiler. On the other side of the dining kitchen is the elongated bedroom passageway with 12





pane window and a large airing cupboard. Bedrooms two, three and four are all double aspect, with the principal bedroom having an en suite bathroom with a bath with shower over, pedestal washbasin, WC and a tiled floor and walk-in wardrobe. Bedrooms two and four have built in wardrobes. The shower room which is panelled to dado level has a tiled shower enclosure, washbasin with vanity unit, WC and extractor.

### Outside

Adjacent to the house is a shed/workshop which is constructed in timber walls and clad in timber with an electricity supply.

To the side of the house is a slate paved terrace providing a seating area and a herb garden. Situated within the garden is a Victorian style greenhouse. There is an enclosed lawned area with barrel planters and a large workshop, a garden shed, as well as soft fruit bushes and two vegetable patches.

### Situation

Inverurie (around 6 miles away), an expanding and prosperous town situated in the valley of the River Don, has good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. There is an excellent health centre, which is integral to the local hospital, several large supermarkets, an M&S Simply Food store, a swimming pool and community centre nearby as well as golf, tennis and bowling. Hillwalking is a popular activity, with many routes available including at

the popular Hill of Bennachie. At Easter Aquhorthies, 2 miles west of Inverurie, there is an ancient stone circle. There is also a train station in Kintore village 7 miles away serving Aberdeen.

The nearby village of Kemnay benefits from a wonderful countryside setting, being surrounded by rolling fields and mature woodlands. Within Kemnay a range of amenities are available including small shops catering for everyday essentials, a post office, library, doctor's surgery, pharmacy, restaurant and two hotels. Primary and secondary schooling are available within the village. Sporting facilities include a gym, tennis courts, a bowling green, skate park and an 18-hole golf course, in addition to both riverside and country walks.

Aberdeenshire is famed for its outdoor pursuits, including salmon fishing, golf and game shooting. 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. A number of stunning National Trust properties are within easy reach, while the nearest distillery is Glen Garioch in Oldmeldrum, just under 11 miles away.

Aberdeen lies approximately 16 miles distant, with the Aberdeen Western Peripheral Route providing improved travel in and around the city and a quicker and more direct route south to Dundee and beyond. The international airport offers regular flights to London and other UK and





European cities. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. The recently opened Kintore railway station incorporating numerous EV charging points is approximately 15 minutes away and offers a convenient park and ride option to the city centre.

Aberdeen provides all the services of a major city, including business, leisure and health 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 School as well as the International School at Pitfodels. There are two universities and two colleges of further education.

#### Directions

From Aberdeen head north on the A96. On leaving the A96 at the Broomhill roundabout take the third turning signposted Kemnay and Kintore. At the next mini roundabout go straight across and turn immediately left towards Kemnay. At the next roundabout take the second turning for Kemnay. Proceed to Kemnay and just before leaving the village turn right onto Station Road and immediately left onto Riverside Road. Cross over the River Don and follow the Fetternear Estate wall turning right signposted Fetternear. Follow this road past Netherton Business Centre until the T junction. Turn left and then immediately right signposted Chapel of Garioch, go up a steep hill and around a sharp

bend to the left. Before the next bend to the right go straight on down the lane and Old Fetternear School is the second house on the left by the roadside with entrance to the right of the house.

Inverurie 6 miles, Aberdeen International Airport 13 miles, Dyce 15 miles, Westhill 14 miles, Kingswells 16 miles, Aberdeen 18 miles.

\*Please note that all distances are approximate

#### General Remarks

##### Viewings

Strictly by appointment with Savills - 01224 971 110

##### Solicitor

Rebecca Bett, Associate, Anderson Bain LLP, 6, 8 & 10 Thistle Street, Aberdeen, AB10 1XZ

##### Local Authority & tax band

Aberdeenshire Council tax band G.

##### Services

Mains water and electricity. Private drainage. Propane gas for cooking. Windows are part UPVC double glazed sash and casement and part timber double glazed casement. Oil fired central heating serves underfloor heating and towel rail radiators. The reading room has independent underfloor heating and the double glazed doors and windows are Nordan. BT Broadband has a download speed of 68mb/s and upload speed of 26 mb/s.







### Miscellaneous

There is lapsed planning permission for a pitched roof over the third bedroom. The lane is unadopted and serves 10 residents who currently contribute £75.00 every 6 months for maintenance.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

### 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.



Old Fetternear School, Fetternear,  
Inverurie, Aberdeenshire, AB51 5JY  
Gross internal area (approx) 245 sq m



savills

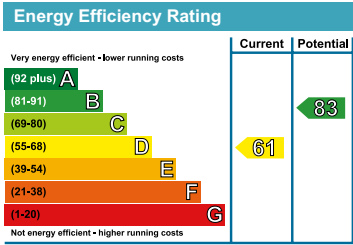
savills.co.uk

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