

# KILVAXTER



AUCHENBLAE • BY LAURENCEKIRK







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AUCHENBLAE • BY LAURENCEKIRK • AB30 1WQ

## Stunning former manse on the edge of the village

*Laurencekirk 6 miles, Stonehaven 15 miles, Aberdeen 28 miles,  
Aberdeen airport 30 miles, Dundee 42 miles  
(All mileages are approximate)*

Hall • Dining Room • Drawing Room • Music Room / Study • Conservatory • Kitchen  
Utility • Downstairs Bedroom and Shower Room • Principal Bedroom Suite With Dressing  
Room and En Suite • 3 Further Bedrooms (1 En Suite) • Family Bathroom

Charming gardens • Former groom's cottage

**About 1.16 acres • EPC rating = E**



### **Savills Aberdeen & Angus**

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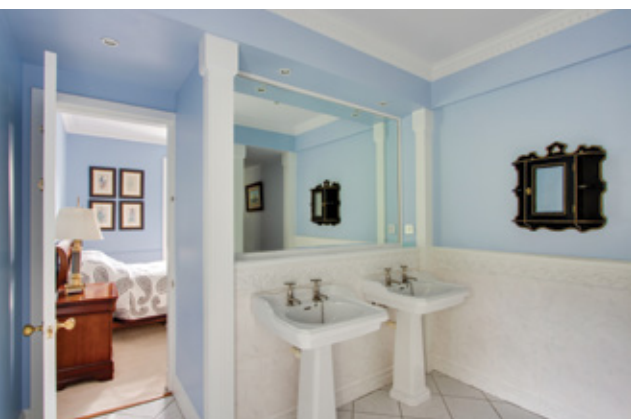
## SITUATION

Kilvaxter is situated on the edge of the attractive village of Auchenblae to the south of Stonehaven. To the south is the Howe of the Mearns which is sheltered from the coast by the Hill of Garvock. Inland lie the glens, forming the foothills of the Grampian Mountains. Auchenblae is an active village which has a primary school, village shop, GP surgery and a café / restaurant. In addition Auchenblae Den has lots of outdoor activities including a football pitch, tennis courts, cycle and pump track and a bowling green. There is also a well known nine hole golf course. Laurencekirk provides shopping and local services, together with primary and secondary schooling at the new Mearns Community Campus, along with leisure facilities. There is also secondary schooling at Mackie Academy in Stonehaven.

Both Montrose and Stonehaven provide more extensive shopping and facilities and are easily reached, while both Dundee and Aberdeen provide all that is expected of major cities. Lathallan at Johnshaven is a well known local private school, with a bus from Laurencekirk. Pupils for schools in Aberdeen can catch a train in Laurencekirk. As well as Laurencekirk there are railway stations at Stonehaven and Montrose offering east coast mainline services to Aberdeen and the south. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London. Journey times to Aberdeen and its airport have been reduced with the opening of the Western Peripheral Route.

This part of Scotland is well known for its wide range of outdoor pursuits. Other golf courses in the area include Edzell and Montrose. Fishing is available locally while Deeside is easily accessible over the scenic Cairn o' Mount road (B974). Nearby beaches are found at Montrose and St Cyrus, which is a nature reserve. The nearby glens offer some of the finest hill walking in eastern Scotland. There are also pleasant walks in nearby Drumtochty Glen and woods.





## DESCRIPTION

Kilvaxter is a delightful and beautifully presented former Free Church manse, which dates from the 1840s. The Pevsner Architectural Guide, *The Buildings of Scotland, Aberdeenshire: South and Aberdeen* by Joseph Sharples, David Walker and Matthew Woodworth (Yale University Press, 2015) describes Kilvaxter as a “pleasing house, in a beautiful elevated setting... Portico with unfluted Greek Doric columns, corniced architrave and stepped blocking course”. The property occupies an enviable position on the edge of Auchelblae village. While built just after the Disruption of the Church in 1843, and technically is early Victorian, the house has a charming, almost Georgian appearance, and was at one point known as Balmashanner. Stone built and harled, with a slate roof, it is a most elegant house, which has been owned by the sellers since the early 1980s. They have very sensitively refurbished, maintained and extended the house, during that time, while retaining its period features and character. The house was re-roofed in the 1980s, with the conservatory being added a little later. The magnificent kitchen wing was added in 2000 and at that time the garden was re-landscaped. The house was extended again, to the rear, in 2011 / 12 when the central heating and boiler were also upgraded. The house is beautifully presented, and has lovely and well proportioned reception rooms. One of the five bedrooms is downstairs, with a shower room, while two of the upstairs bedrooms are en suite. As such it is a house that is perfect for modern family living and for entertaining. The reception rooms and bedrooms all have cornices, and the house is fully double glazed. The former groom’s cottage is currently used for storage. It was re-roofed in the 1990s and has considerable potential to create a small studio / office with garaging, or the building could be converted into ancillary or letting accommodation, subject to obtaining any necessary planning consents.





A tarred drive leads up to gravelled parking by the house. Imposing Doric columns flank a covered entrance which has a partially glazed and leaded front door opening in to the hallway. This has a staircase to the first floor and an understair cupboard. Arranged off the hallway are the main reception rooms. The lovely dining room has an alcove with cupboard below, window shutters, marble fireplace with stone mantel and a useful connecting door to the kitchen. The drawing room is another fine room with an ornate cornice, window shutters and marble fireplace with carved wooden mantel. Pocket sliding doors open to the music room / study creating a lovely linked entertaining space, whilst beyond is the conservatory with French doors to the garden, tiled floor, two wall lights and electric blinds on the south and west sides to provide shading. The side hall has a wooden floor and leads to the magnificent Chalon kitchen with a high illuminated ceiling. In addition to granite worktops the fully fitted kitchen has an extensive array of appliances including a Siemens induction hob and Britannia oven, while a dresser unit has a fitted AEG Micromat combi-microwave, together with two display units and a wooden unit with wooden worktops, porcelain sink with waste disposal and a Bosch dishwasher. A central island unit also has a wooden work surface and a preparation sink, again with waste disposal. A glazed door links to the garden while the sitting and dining area has a fireplace housing a gas stove, there is also a wall mounted Samsung TV and two picture lights. A Whirlpool American style fridge freezer has a water and ice dispenser. The utility room also has timber storage units, one housing a Grant boiler, together with a sink, washing machine, Hotpoint dryer and a shelved cupboard. The rear lobby has a useful hanging cupboard adjacent to the back door.

Also at ground floor level is a double aspect bedroom and a shower room with tiled shower cubicle with waterfall shower, Oka washbasin and stand, WC, panelling to dado level and tiled floor.









A fine curved staircase with wooden handrail and balustrades leads to the first floor landing. Bedroom two has a dado rail, window shutters, a dressing room and an en suite with waterfall shower, pedestal washbasin, separate WC and tiled floor. Bedroom three also has a dado rail and window shutters while bedroom four / study overlooks the front door and has panelling to dado level. Bedroom five also has a dado rail and window shutters, as well as built in wardrobes and a partially tiled en suite with a tiled corner shower cubicle, two pedestal washbasins and a dressing room with fitted hanging rails, separate WC and a tiled floor. The luxurious family bathroom has a free standing bath, walk through tiled shower with waterfall shower, Villeroy & Boch washbasin and WC and louvred window shutters.

The gardens at Kilvaxter are lovely. To the side of the house and linked to the kitchen is a paved terrace, which is a delightful seating area. Steps rise up to a wooden arbour walkway leading to a further paved seating area, designed to catch the last of the evening light. Much of the garden is lawns and shrubs which lead down to a wooded bank that runs down to the road, providing shelter and privacy. A path leads down to a gate, while at the other side of the drive are gravelled areas, which again can be used for sitting out. There are rhododendrons and azaleas and much of the garden is enclosed by hedges. At the back of the house is a paved courtyard.

Groom's Cottage is situated on the other side of the lane at the back of the house. This is stone built with a slate roof and currently comprises a garage / workshop with steps up to a loft area, and has power, light and water.





## GENERAL REMARKS

### Viewing

Strictly by appointment with Savills - 01356 628628 or 01224 971110.

### Directions

From the south on the A90 dual carriageway, some 2 miles north of Laurencekirk, turn left signposted Auchenblae. Continue for 1.8 miles, and at the crossroads with the B966 proceed straight over, signposted Auchenblae. Proceed for 0.8 miles, and on entering the village turn right, just after the school sign and opposite the turning on the left, signposted Cemetery. Proceed on this lane up the hill and the gates into Kilvaxter will be seen on the right.

From the north on the A90 take the turning at Fordoun signposted Fordoun and Auchenblae, some 9 miles south of Stonehaven. In Fordoun turn left signposted Auchenblae. After 1.8 miles turn left on to the B966 signposted Fettercairn. Continue for 0.5 miles and then turn right signposted Auchenblae and proceed as above.

### Outgoings

Aberdeenshire Council tax band G.

### Energy Performance Certificate

EPC rating = E.

### Solicitors

Raeburn Christie Clark & Wallace, 12-16 Albyn Place, Aberdeen, AB10 1PS

### Services

Mains water, electricity and drainage, oil fired central heating, LPG to kitchen fireplace, underfloor heating to the upstairs bathroom and en suites.

### Fixtures and Fittings

Fitted carpets, curtains and light fittings are included other than the hanging lights in the hall, landing and dining room which may be available in addition.

### Environmental Stipulations

Kilvaxter is listed Category B.

### Access

The lane to the rear of Kilvaxter is a right of way which continues on to a farm track leading to the Fordoun and Auchenblae road. The back drive from Kilvaxter continues up on to this track.

### 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 must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Purchase Price

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.





# Kilvaxter, Auchenblae, by Laurencekirk, AB30 1WQ

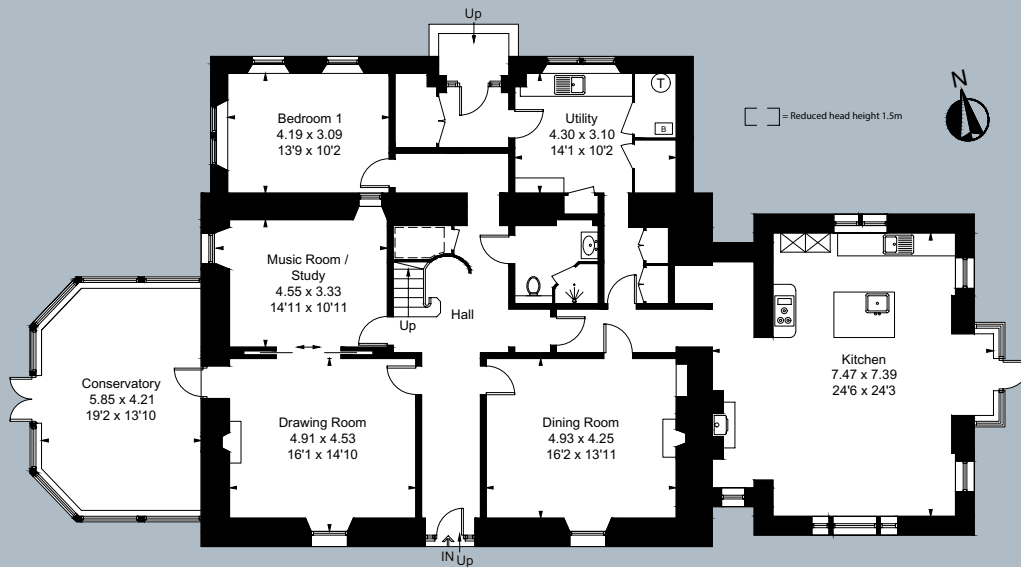
Approximate Area 353.4 sq m / 3804 sq ft

Groom's Cottage 67.4 sq m / 725 sq ft

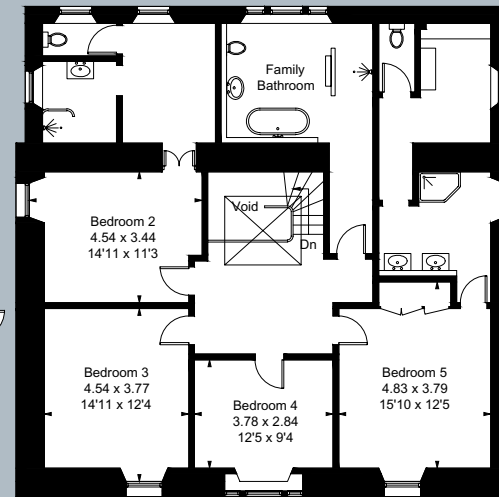
Including Limited Use Area

(14.3 sq m / 154 sq ft) and Excluding Void

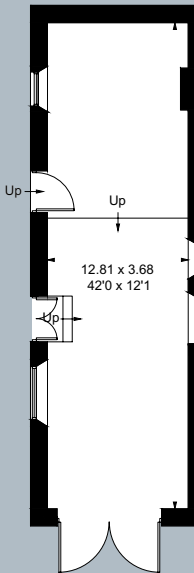
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



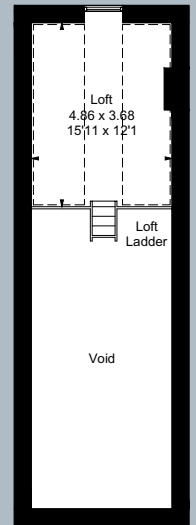
Ground Floor



First Floor



Groom's Cottage - Ground Floor  
(Not Shown In Actual Location / Orientation)



Groom's Cottage - First Floor

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