

MONBODDO CASTLE



FORDOUN • BY LAURENCE KIRK • KINCARDINESHIRE





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Own a unique piece of history. Fully renovated
17th century castle with 3 acres of gardens

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

Ground Floor: Entrance hallway • Sitting Room • Kitchen/Dining Room • Boot Room/Utility Room • Cloakroom

First Floor: Drawing Room • Principal Bedroom with En Suite Shower Room • Bedroom/Study

Second Floor: 3 Further Spacious Bedrooms; one with En Suite Cloakroom, one with
Mezzanine Level • Family bathroom with Spa Bath & Separate Shower

Triple Garage • Store Room • Two Stables • Delightful and Extensive Gardens

In all about 3.1 acres • EPC rating = E



Savills Aberdeen & Angus

37 Albyn Place

Aberdeen, AB10 1YL

aberdeen@savills.com

01356 628628

01224 971110



HISTORICAL NOTE

Monboddoo Castle, also known as Monboddoo House, is probably best known as the birthplace and home of James Burnett, Lord Monboddoo, the illustrious 18th century judge, soldier and agricultural improver. Among the judge's friends was Dr Johnson who, accompanied by Boswell, dined with him at Monboddoo in August 1773 on their chronicled journey to the Western Isles. Robert Burns was an admirer of the judge's daughter, Elizabeth, "Fair Eliza", who died tragically young in 1790 of consumption, prompting his Elegy on the late Miss Burnett of Monboddoo.

The estate of Monboddoo dates back to 13th century. In 1635 Colonel Robert Irvine, who's family crest remains, built the original manor. The Burnetts came to Monboddoo in 1671. In 1866 and 1867 the castle was significantly extended to a design by James Matthews of Aberdeen, but was scarcely lived in as the Burnetts served abroad.

In 1977 the castle was fully restored with the 19th century addition removed, leaving the original building of 1635. Monboddoo Castle now forms the magnificent centre piece of a discreet group of houses, including some modern houses built in a sympathetic style to the castle, and three conversions within the adjacent Coach House.

DESCRIPTION

Monboddoo Castle is a very fine, fully restored castle dating from 1635. It really is a most imposing yet easily manageable house, which retains many of its original features including turrets, crow stepped gables, gun loops and shot holes. Since 2009 an ambitious programme of further improvements and renovations has been undertaken. A new oak staircase, together with oak flooring in the drawing room and first floor landing, was fitted, as was French limestone flooring through most of the ground floor. There is under floor heating at ground floor level and in the bathrooms.



A bespoke dining kitchen was fitted, and all the bathrooms were completely refurbished. Where necessary the castle was replumbed and a new boiler and water tanks were installed. The ground floor was rewired and CAT5 cable system installed. Wood burning stoves were installed in the drawing room and sitting room. As recently as 2022 the roof was overhauled and much of the interior has been repainted, with some new carpeting also being fitted. As such the castle is in excellent condition and beautifully presented and is ideal for both splendid entertaining and for modern family living.

The castle is approached by a hedge lined gravel driveway which leads to a gravelled parking and turning area. The castle is built of stone and harled with a slate roof and there are two date stones, bearing the date of 1635.

A wooden front door opens to a fine hallway with a display alcove with cupboard below, and the oak staircase with an under-stair storage cupboard. The inner hall has a wooden entrance door to the garden and a stone spiral staircase to the first and second floors, while the lovely sitting room has an open fireplace with mantel housing a wood burning stove, as well as a wall mounted Sony TV, two wall lights and window seats with cupboards below. The adjacent, fully fitted and spacious Alec Wood kitchen/dining room has oak wall and floor units, granite work surfaces, Mercury range cooker with two ovens, five burners and grill, overmantel with extractor hood, fitted Bosch oven/microwave and dishwasher, twin porcelain sinks and Leiber American style fridge freezer. There is a wooden dresser, window seats and a central island unit which has oak work tops and a circular stainless steel preparation sink.

A cloakroom has a WC and washbasin, while the utility room has a Siemens washing machine, twin sinks, clothes pulley and links to the boiler room with fitted shelves, coat hooks and a Worcester oil fired boiler.





The spectacular oak staircase leads to the first floor landing with oak flooring and a display alcove with cupboard below. The study/bedroom one has a shelved alcove and a hanging and shelved wardrobe. The magnificent drawing room has oak flooring, a large open fireplace with limestone mantel and surround with a wood burning stove, as well as two walk in alcoves (one with fitted shelves and cupboard), fitted bookcase, display alcove with cupboard below and a door to the spiral staircase. The principal bedroom has a fitted hanging and shelved wardrobe and an en suite with a tiled shower cubicle, vanity unit with marbled surround, washbasin, WC and Amtico flooring.

The spiral staircase continues up to the second floor landing with a shelved cupboard. Bedrooms three and four both have a hanging and shelved wardrobe, and a turret with a shot hole, with bedroom four also having an en suite with washbasin, WC and Amtico flooring. The family bathroom has limestone tiling, corner spa bath, shower cubicle, washbasin and WC. Bedroom five has fitted storage cupboards, display shelves and a wooden staircase to a mezzanine level which overlooks the bedroom and has access to useful floored roof space.

There is a harled garage block with a slate roof, crow stepped gables and a triple garage (6.46 m x 9.23 m) with up and over doors, concrete floor, water, power

and light; together with two former stables now used as stores (3.78 m x 3.19 m and 3.16 m x 3.79 m) with concrete floor and stable doors, and a further store (2.48 m x 6.54 m) with concrete floor and plumbed for washing machine. Behind the garage block are two oil tanks. In front is a wooden dog kennel and run.

Within the garden at Monboddoo are some very fine trees, including a sequoia (giant redwood) which is believed to have been planted in about 1850. This has been supplemented by more recent plantings, including some good specimen rhododendrons. The garden is mainly enclosed by new fencing and hedges.

Adjacent to the castle is a sunken paved patio, which is an ideal and sheltered seating area.

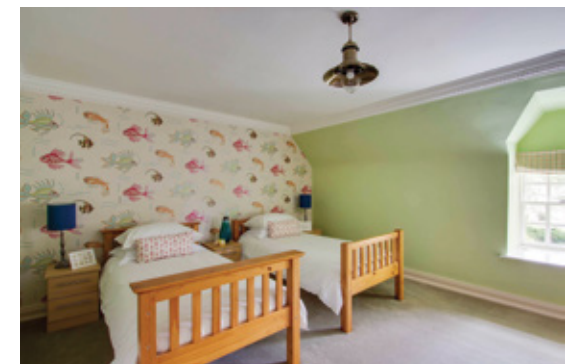
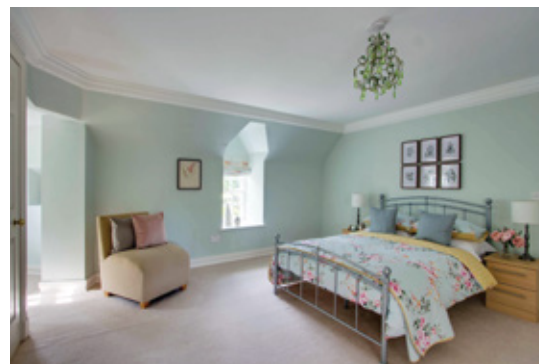
SITUATION

Monboddo Castle is situated about 2 miles north of Fordoun, to the east of Auchenblae, at the northern end of the Howe of the Mearns, in Kincardineshire. The Howe of the Mearns is a renowned area of farmland which is sheltered from the coast by the Hill of Garvock. Inland lie the glens, forming the foothills of the Grampian Mountains. The castle is easily reached from the A90 dual carriageway which provides fast access north to Aberdeen and south to Dundee, Perth and central Scotland.

There are primary schools in Fordoun and in Auchenblae, which also has a local village shop, with further local shopping at Laurencekirk and secondary schooling at the Mearns Academy. Further shopping and secondary schooling are available in Stonehaven. Private schooling is available at Lathallan (Johnshaven). There are a number of good private schools in Aberdeen, including Robert Gordon's College, St Margaret's and Albyn as well as the International School. There are two universities. Aberdeen provides all the facilities expected of a major city.

Local golf courses are found at Auchenblae, Edzell and Montrose. While those at St Andrews, Carnoustie and Menie are also easily reached. There is a leisure centre in Montrose. Fishing can be taken on the nearby North and South Esks. The beautiful St Cyrus Nature Reserve and beach are located on the coast just over Garvock Hill and there are a number of good walks in the area. Inland lie the glens and Royal Deeside.

Railway stations are found at Stonehaven and Laurencekirk, with services to Aberdeen and the south, including a sleeper. Aberdeen Airport is very easily reached by the Western Peripheral Route and has a wide range of domestic and European flights.





GENERAL REMARKS

Viewing

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

Directions

From the A90 dual carriageway, take the turning for Fordoun and Auchenblae some 3 miles north of Laurencekirk or 9 miles south of Stonehaven, opposite the B967 turning for Arbuthnott. In Fordoun turn left signposted Auchenblae. Continue for 1.2 miles and then turn right at the junction onto the B966. The turning for Monboddoo will be seen on the left after 0.4 miles.

Continue up the tarred road and on reaching the houses at Monboddoo the turning into the castle is the fifth on the right, opposite the horse stables. Proceed up the gravelled drive to the castle.

Outgoings

Aberdeenshire Council tax band H.

Services

Mains water, mains electricity, private drainage, oil fired central heating.

Energy Performance Certificate

EPC rating = E

Environmental Stipulations

Monboddoo Castle is listed Category B.

Fixtures & Fittings

Fitted carpets, curtains and light fittings are included. Certain furnishings and garden equipment may be available in addition.

Access

There is a right of access over the shared private roadway in favour of the Monboddoo Residents Association, which maintains the roadway, verges and the shared private drainage.

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.

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.



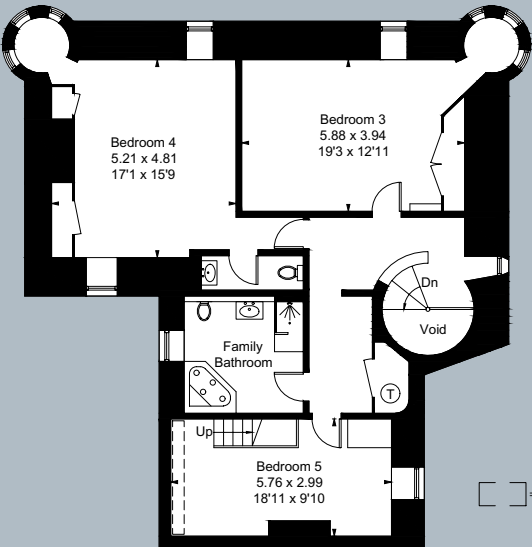
Monbodd Castle, Fordoun, by Laurencekirk, Kincardineshire, AB30 1JT

Approximate Area 376.6 sq m / 4054 sq ft

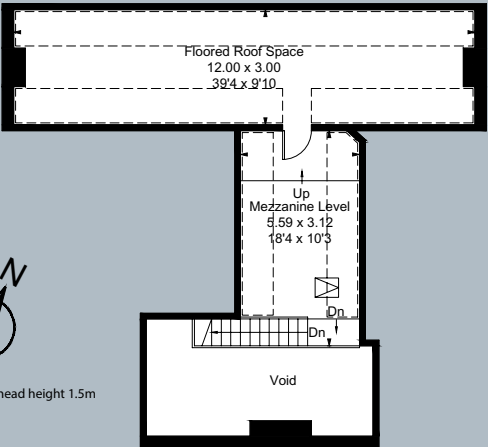
Attic 54.6 sq m / 588 sq ft

Outbuilding 103.3 sq m / 1112 sq ft

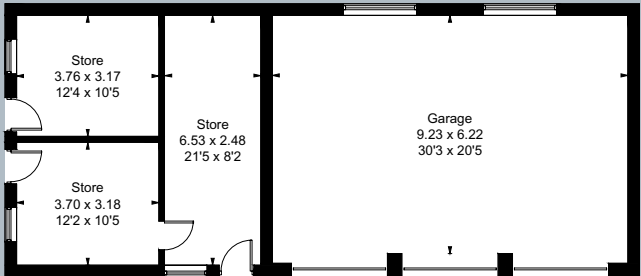
Including Limited Use Area
(35.7 sq m / 384 sq ft) and Excluding Void



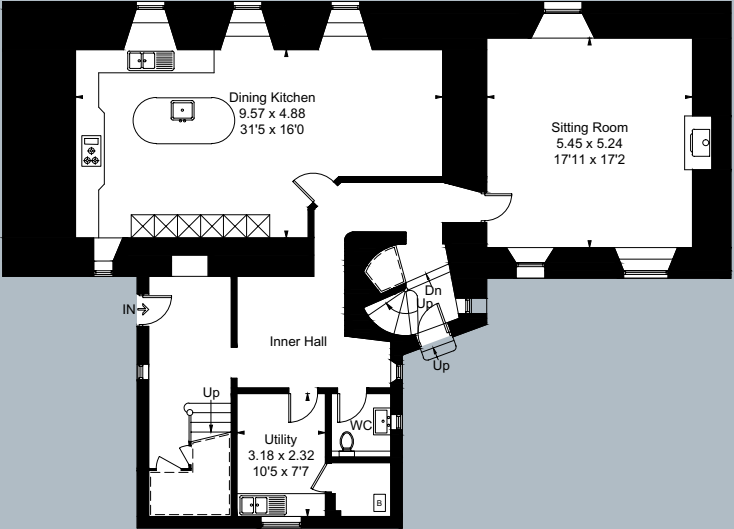
Second Floor



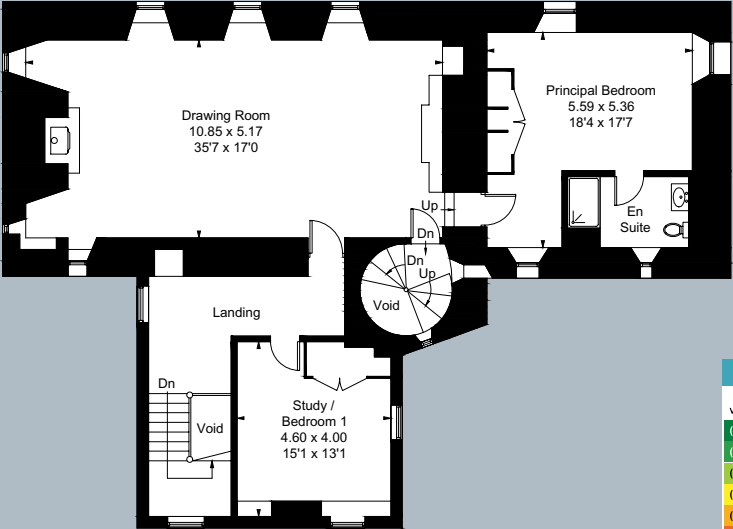
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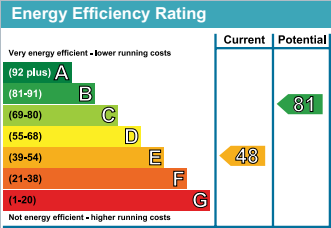
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Location / Orientation)



Ground Floor



First Floor



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