



POTTERTON HOUSE

POTTERTON | BY ABERDEEN



RETTIE

savills





Attractively proportioned 6-bedroom country house with new biomass central heating boiler (2022) and re-slatted roof (2019); privately situated within extensive woodland policies.

3-bedroom Coach House.

Walled Garden. Grazing Paddocks. Useful Outbuildings including garaging and stabling.

About 19 acres of grazings.

Extensive woodlands.

POTTERTON HOUSE

POTTERTON, BY ABERDEEN AB23 8YX

Accessible Country House with Coach House standing in about 42 acres of gardens, woodland policies and grazings.

About 42.57 Acres in all.







SITUATION

Potterton House is situated a short distance to the north of Aberdeen City Centre and within a few minutes' drive of the Aberdeen Western Peripheral Route. Potterton House is therefore well situated for ease of access to the City Centre, Dyce and Aberdeen International Airport with its daily services to London, Europe and additional destinations.

Primary education is available at Foveran with secondary education available at Ellon Academy. There is also a selection of good private schools in Aberdeen including Robert Gordon's College, Albyn School and St Margaret's School for Girls.

Aberdeen is the principal commercial centre for northeast Scotland and is well endowed with a wide range of retail, professional, financial and leisure facilities. Aberdeen has long been known as The Oil Capital of Europe and is now a Centre of Renewable Energy Transition. Home to both Aberdeen and Robert Gordon Universities, the city is also home to a diverse range of professional services and many corporate headquarters alongside cultural and sporting facilities. In addition to the International Airport there is also a mainline East Coast Railway service with daily and sleeper services to London.

Aberdeen is also home to a number of Museums and Theatres and wider Aberdeenshire, including Strathdon and Strathdee, is home to many historic buildings and places of interest. The Cairngorms National Park lies to the west and is within easy driving distance for a wide range of outdoor recreational

opportunities. Nearby Balmedie Beach offers an expanse of miles of flat sandy beaches within a few minutes' drive and forms part of a 15-mile dune system of both local and national importance. Balmedie Country Park incorporates the beach and offers a series of paths and boardwalks.

In addition, there are the famous nearby Links Golf Courses of Royal Aberdeen, Cruden Bay and Murcar as well as the Trump International Links a few miles to the north.

GENERAL DESCRIPTION

Potterton House is an unusual combination of being a manageable and well-proportioned 6-bedroom country house with an attractive array of period features, extensive gardens, mature protecting landscape and secondary dwelling, all situated within an accessible but peaceful rural location within two to three minutes' drive of the Aberdeen Western Peripheral Route; 15 minutes' drive of Aberdeen City Centre and 15 minutes' drive from Aberdeen International Airport.

The house is principally built of granite, partly externally harled, under slate roofs (renewed in 2019); an orangery (sunroom) was added in 2007 and the house has also been extended to the rear.

Internally, the house was upgraded with the installation of biomass central heating boiler in 2022 (5-Year Guarantee) with its heating augmented by three solid fuel stoves within the house.



A period glazed entrance porch opens via partly glazed inner doors to an 'L' shaped reception hall with oak flooring and staircase off. To the right lies the dining room (17'5" x 17'3") with its southwest facing aspect, handsome period features and solid fuel stove which also serves the adjoining sunroom (22'2" x 17'). Towards the rear and beyond the staircase lies the sitting room (22'8" x 18'7") with its solid fuel stove set within a stone mantelpiece, all complimented by the usual period features including cornice, picture rail, fitted shelving and timber flooring. Double doors open into the sunroom with its southeast and southwest facing aspects, oak flooring and adjoining patio.

The open plan dining kitchen/sitting room (34'11" x 15'3") forms the informal heart of the home and benefits from a bay window to the southwest and triple aspect to the northwest. There are fitted kitchen units framing a four-oven oil fired Aga, oak flooring and fireplace housing solid fuel stove. The remaining ground floor accommodation is completed by a WC situated off the entrance hall and to the rear of the house a utility room, study (14' x 12'1") - currently used as a storeroom - and shower room alongside rear entrance porch and boiler room. There is also a gymnasium and coal store accessed externally.

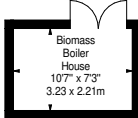
The first-floor accommodation is arranged around split level landings with the principal bedroom (22'7" x 15'1") incorporating a triple aspect, fitted wardrobes, en-suite dressing room and shower room. The 'front' landing leads to double bedrooms 2, 3 and 4 as well as bathroom with separate shower cabinet and WC cased in an oak box.



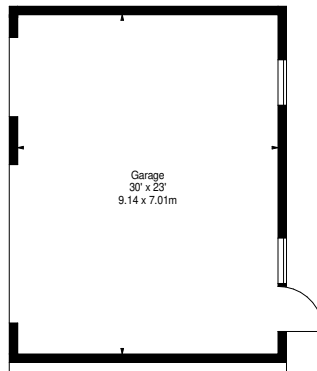
**Potterton House,
Potterton,
Aberdeen, AB23 8YX**



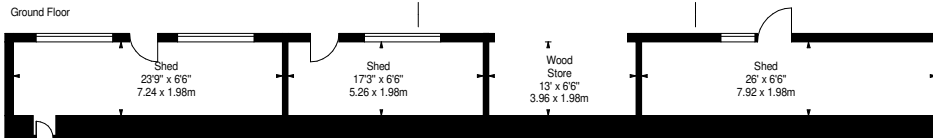
Approx. Gross Internal Area
5713 Sq Ft - 530.74 Sq M
(Including Gym & Coal Shed)
Out Buildings
Approx. Gross Internal Area
1299 Sq Ft - 120.68 Sq M
For identification only. Not to scale.
© SquareFoot 2022



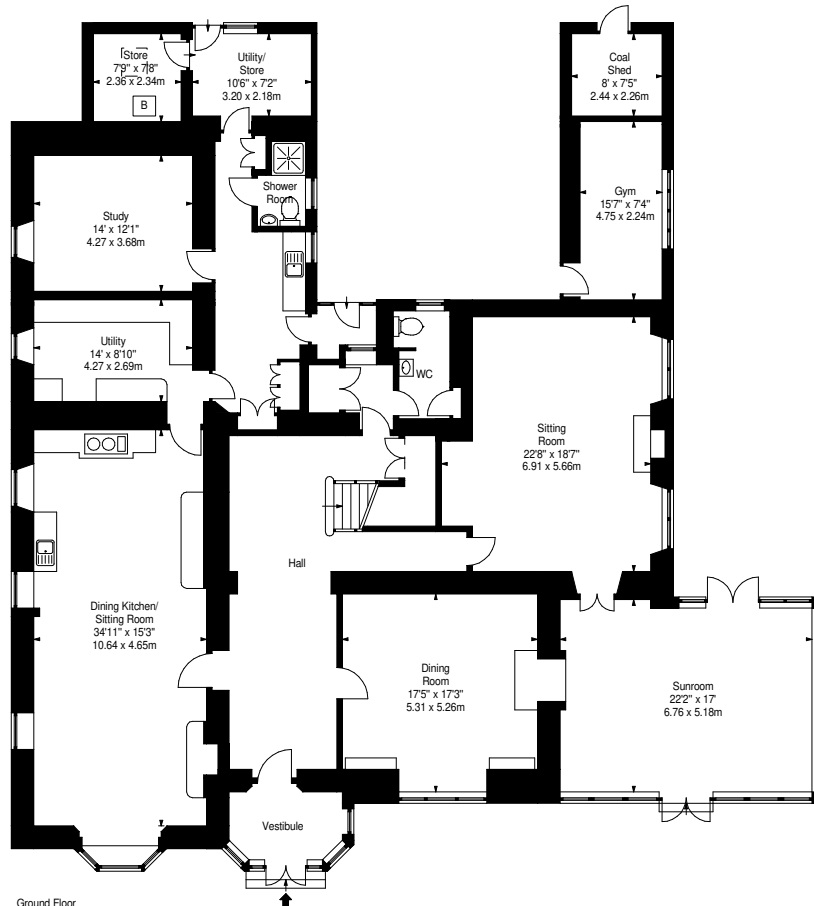
Ground Floor



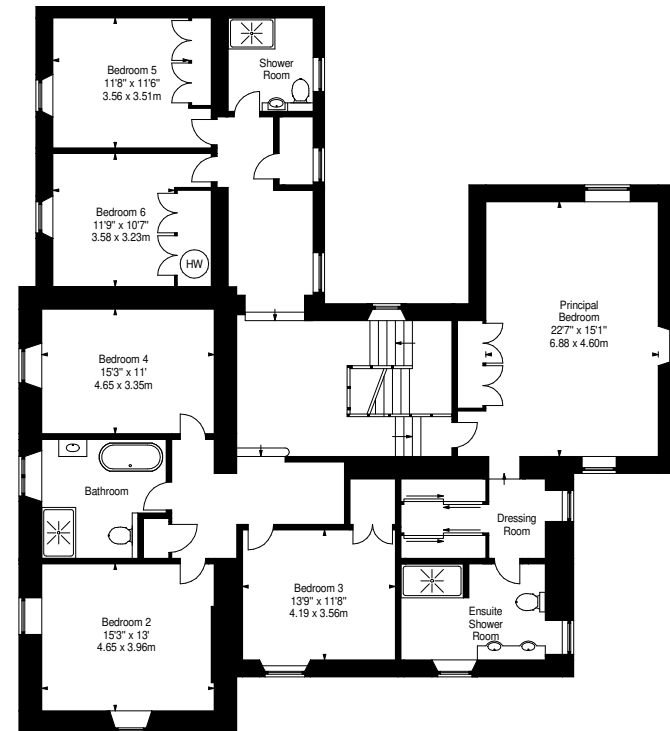
Ground Floor



Ground Floor



Ground Floor

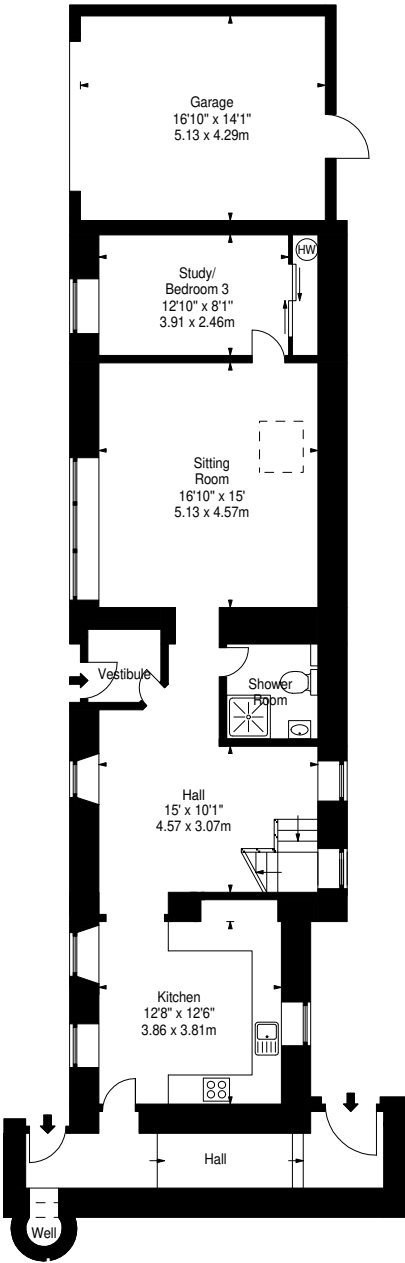


First Floor

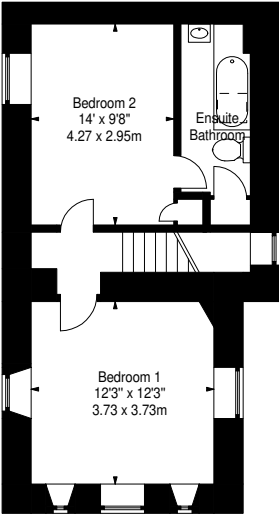
Coach House,
Potterton,
Aberdeen, AB23 8YX



Approx. Gross Internal Area
1678 Sq Ft - 155.89 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



The rear landing leads to double bedrooms 5 and 6 and a recently re-fitted shower room.

The Gross Internal Floor Area, including the gym and adjoining coal shed is about 5,713ft² (530.7m²).

The garage and neighbouring stores extend to a further 1,299ft² (120.7m²).

Potterton House also benefits from a CCTV System and intruder alarm.

The Coach House is situated to the north of Potterton House and accessed via the rear driveway. The accommodation is arranged over two floors and in summary comprises:

Ground Floor: Entrance Hall, Breakfasting Kitchen, Shower Room, Sitting Room with Study/Bedroom 3 off.

First Floor: Bedroom 1 and Bedroom 2 with en-suite Bathroom.

In more detail: The entrance vestibule has a tiled floor and radiator opening into the spacious hallway with a seated area and plenty of light with two rear aspects window and a front window. A lovely room is the sitting room with large triple pane window overlooking the front garden. Adjacent is a bedroom with built in wardrobes currently used as a home office. A modern shower room is fitted with a white two-piece WC and wash basin. An open archway from the hall leads to the dining kitchen, featuring an area of exposed stone wall. Fitted with an extensive range of base and wall units with contrasting worksurfaces. Built in are the oven, hob and cooker hood. There is space for an upright refrigerator/freezer. Plumbing is in place for a washing machine and space for a tumble dryer. An integral door leads into the cellar with external doors at either end. A carpeted staircase leads to the first floor. The principal bedroom has a front aspect window and en suite bathroom with three-piece white suite. Opposite is the very quaint third bedroom. A large window is flanked with two arched windows and there is a further rear facing window. With the necessary consents there would be potential to convert further the cellar.

Adjacent to the property is a garage with up and over door.

The Coach House benefits from oil-fired central heating and is currently let on a Short Assured Tenancy at a passing rent of £760 per month. The Coach House extends to about 1,678ft² (155.89m²).

GARDENS AND POLICIES

The gardens and policies of Potterton are a notable feature. They extend to about 42.57 acres in all and have been utilised as a nature reserve for the past 20 years. In springtime, the entrance drive is framed by masses of snowdrops and then daffodils with bluebells in the wider woodlands. The wider woodlands contribute to the Designed Landscape Designation at Potterton and incorporate an array of specimen trees as well as regenerating woodlands. Storm Arwen has created a large stock of tonnes of felled timber for use within the biomass and solid fuel stoves. This is currently stacked in the rear field.

Leading to the house are tarmacadam driveways, both to the front and rear, along with the former south drive (no longer in use but easily capable of reinstatement). Closer to the house the woodlands are supplemented by an understorey of rhododendrons and azaleas. Patio areas adjoin the southern elevation with the Walled Garden beyond. The Walled Garden incorporates a greenhouse alongside a fruit cage, apple trees and raised vegetable beds. There are also areas of lawn interspersed by a selection of shrubs. There is a further expanse of lawn to the east of the house and a collection of outbuildings including double garage, log store, garden stores and a stable adjacent to the large 17 acre grazing field. The biomass boiler is also located in the neighbouring shed, the heat supply pipe leading underground to the house.

There is a small paddock to the front of the house leading to an adjoining paddock with former apiary. The main grazings extend to about 17 acres and stretch eastwards encompassing a former pond site, the Potterton Burn running alongside/close to the northern boundary and established woodlands alongside the eastern and southern boundaries.

The undulating woodlands encircle Potterton House and form a mature designed landscape of undulating form and nature. The woodlands include a wide array of broadleaves and coniferous specimens with many fine oak and beech alongside scots pine, sycamore and birch. There is also several notable coniferous specimens and there is an opportunity to allow further natural regeneration following the clearance necessitated by Storm Arwen or re-establish the landscape to the buyer's design.

Potterton House is well screened by the established woodlands and is situated about 100m from the minor public road.

It should also be noted that previous owners (Lord and Lady Tweedsmuir) are interred on the northern edge of the house gardens. Lord Tweedsmuir in his memoirs devoted a chapter to Potterton and his fondness for the property; the chapter is available on request from the joint selling agents.





GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the joint selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160 and Savills, 27 Albyn Place, Aberdeen AB10 1YN. Tel: 01224 971 111.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is AB23 8YX. If you use 'What Three Words' the driveway entrance is: reassured/slippery/exhaled.

Directions

In central Aberdeen, head northwards on the A9576 then the A92 to its roundabout junction with the A92 Aberdeen Western Peripheral Route. At the roundabout take the second exit signposted to Potterton and the entrance to Potterton House is on your right-hand side after about half a mile.

Alternatively, from the south continue around the Aberdeen Western Peripheral Route (City By-Pass) to the end of the By-Pass. At the roundabout take the first exit and the entrance to Potterton House is on your right-hand side after about half a mile.

Fixtures and Fittings

Fitted carpets are included in the sale. Note: Some fittings belong to the tenant of the cottage and will be excluded from the sale.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Moveables

The fallen and cut timber is included in the sale.

Services

Potterton House Mains water and electricity. Private drainage. Biomass fired central heating. Note: The bio-mass boiler was installed in 2022.

The Coach House Mains water and electricity. Oil-fired central heating. Private drainage.

Note: The mains water is supplied via private pipes.

Local Authority

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GE. www.aberdeenshire.gov.uk.

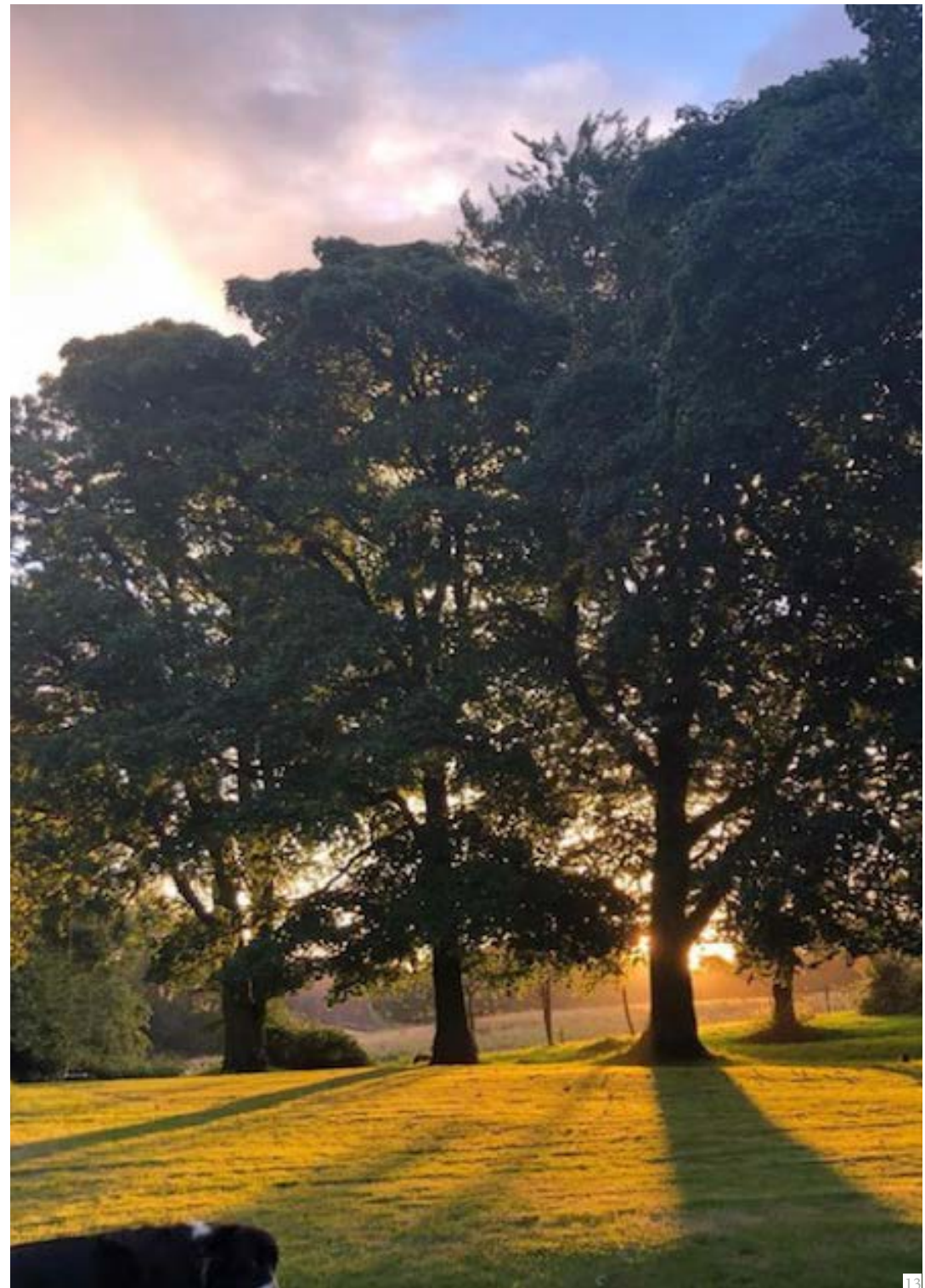
Council Tax

Potterton House Band H

EPC Rating

Potterton House Band E

The Coach House Band F



Environmental Stipulations

Potterton House, Gardens and Woodlands are part of a Designed Landscape. There are a number of Canmore Records including Rig and Furrow entries and 19th Century Gravel Pits.

Solicitors

Grant Smith Law Practice, 25 High Street, Banff, AB45 1AN

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available both for Potterton House as a whole and, separately, The Coach House. The Home Reports are available online via the joint selling agents' respective websites.

Offers

Offers should be submitted in Scottish Legal Form to the joint selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH Tel: 0131 220 4160 and Savills, 37 Albyn Place, Aberdeen AB10 1YN. Tel: 01224 971 111.

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by both Rettie & Co and Savills can be viewed on our website at www.rettie.co.uk, www.savills.com as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.zoopla.co.uk and www.thelondonoffice.co.uk.

In addition, both firms have social media platforms.





Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co and Savills, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, Savills and 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 in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co and Savills. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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