



HENCAR

ROTHIEMAY, BY HUNTLY, ABERDEENSHIRE



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ABERDEENSHIRE, AB54 7NG

*Rothiemay 0.5 miles • Huntly 8 miles • Elgin 25 miles • Aberdeen Airport 38 miles • Aberdeen 44 miles • Inverness 64 miles
(all distances are approximate)*

EXCEPTIONAL RESIDENTIAL ESTATE, WITHIN THE SCENIC DEVERON VALLEY

LOT 1 HENCAR - ABOUT 45.22 ACRES (18.30 HA)

Hall • Sitting / Dining Room • Library • Study • Kitchen • Utility Room • Wine Cellar
Gym and Sauna • Principal Bedroom Suite • Two further Bedroom Suites • WC
Guest Cottage with two Bedrooms • Studio with Gallery Room
Extensive Garaging • Summer House • Pond • Garden Grounds and Paddock

LOT 2 LAND AT BURNFIELD - ABOUT 31.41 ACRES (12.71 HA)

Mixed woodland and grassland adjacent to Burnfield

LOT 3 LAND AT HENCAR - ABOUT 28.98 ACRES (11.73 HA)

Grassland adjacent to the banks of the River Deveron

ABOUT 105.61 ACRES (42.74 HA) IN TOTAL

For sale as a whole or in 3 lots

*These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*



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Aberdeen AB10 1YN
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SITUATION

Hencar has a lovely rural setting within the Deveron Valley, close to the county boundary between Moray and Aberdeenshire, thus benefitting from all that both counties have to offer. Despite its rural location, Hencar is not remote and the area has excellent communications, with the nearby A96 linking Aberdeen to Inverness via Huntly, Keith and Elgin. Aberdeen is a major city with an excellent range of shopping, leisure and business facilities. Secondary schooling is found both in Huntly and Keith, together with a range of local shopping and business services. There are railway stations in Huntly and Keith and a sleeper service from Aberdeen to London. Aberdeen Airport is easily reached and has a range of domestic and European flights.

There is a primary school at Rothiemay and a local hotel. Numerous sporting activities are available in the area, including fishing on the adjacent River Deveron, whilst the Spey, Dee and Don are also easily reached. There are golf courses at Huntly, Turriff and Keith, as well as Duff House Royal and Royal Tarlair courses. Inland lie the Grampian Mountains. Walking and riding can be undertaken locally, along with Nordic skiing and mountain biking. Moray is home to some of Scotland's most beautiful scenery and its whisky distilleries are among the nation's finest. The Moray coast is renowned for having a relatively mild climate and numerous beautiful beaches. The coastal village of Portsoy is only 12 miles away while the town of Elgin (25 miles) has an impressive range of shops and leisure facilities. Gordonstoun is only a short drive from Elgin and takes both day pupils and boarders. There is private schooling in Aberdeen including Robert Gordon's, St Margaret's and Albyn as well as the International School at Pitfodells. The city is also home to two universities and several colleges of further education.

HENCAR Rothiemay, by Huntly, Aberdeenshire



DESCRIPTION

Hencar is an outstanding property, situated in the picturesque Deveron Valley, close to the river, and to the charming village of Milltown of Rothiemay. Hencar was formerly a let farm on the local estate and was acquired by the seller's family in the early 1990s. It is an enviable site, enclosed by mature trees, supplemented by more recent plantings, so the property enjoys plenty of privacy. In 1993 a new house was built, and later a summer house, along with a guest cottage and a gallery / studio. The land around the house has been maintained as amenity ground, with more outlying fields being cut for hay. The location, the quality of the house and buildings, and the extent of the land, together make this a very special property. The guest cottage and studio also allow for considerable flexibility either as additional accommodation or for staff. As such, Hencar is perfect for entertaining, or can be used as a retreat, an exclusive holiday home, or for modern family living.

LOT 1 - HENCAR ABOUT 45.22 AC (18.30 HA)

Hencar is a stunning home. Dramatically finished in white, with stone corner finishes and a slate roof, it faces west. The garaging, cottage and studio, are all of a similar design. The quality of the house is exceptional and while modern it is also quite traditional in appearance. Extremely well presented internally with cornices and American cherry and ash panelling, the house has been laid out with entertaining very much in mind, having extensive and spacious accommodation. It is fully double glazed. Electric gates open on to a gravelled drive which leads up to ample parking and turning adjacent to both the house and garaging.

A covered entrance at the front with double wooden doors opens to the welcoming hall with panelled walls. This in turn leads to an impressive dining / sitting room, again with panelled walls, and an open fireplace with two wooden display alcoves and cupboards either side. To the other side of the hall is a library with panelled walls, fitted bookcases and a fireplace. Beyond is a study which too has panelled walls and fitted bookcases. Off a side hallway is the wine cellar with fitted wine shelves. There is access to the integral garage.

Further downstairs accommodation includes bedroom one with fitted wardrobes and a tiled en suite with bath, shower cubicle, washbasin with vanity unit, bidet and WC. The tiled and fully fitted kitchen has wall and floor units with wooden and Corian worktops, tiled splashbacks and a double sink. Appliances include a Gaggenau ceramic hob, Beko hob with Gaggenau extractor, Gaggenau grill, two ovens, and fridge / freezer with ice and water dispenser. There is ample space for informal dining. Beyond is a tiled utility room with fitted wall and floor units with full height storage, sink, Bosch dishwasher, Miele dryer and washing machine and a back door.





The sumptuous principal bedroom is also downstairs and has panelled walls and a walk in dressing room with hanging and shelved cupboards. The tiled en suite has a bath, shower cubicle, two washbasins with vanity units, bidet and a separate WC.

Stairs from the hall lead to a landing, again with panelling. The upstairs sitting room has a fireplace, two bay windows looking over the gardens to the hills beyond, and a wooden floor. Off this is a sauna and gym, again with a wooden floor, and a tiled shower room with pedestal washbasin and WC. Bedroom three is another suite with panelled walls, a walk in dressing room and an en suite with bath, shower cubicle, washbasin with vanity unit, bidet and WC.

To the side of the house is a double garage with concrete floors, automatic up and over doors, sink, water, power and light. Opposite is a further double garage again with an automatic up and over door and concrete floor.

Beyond is the Guest Cottage with a timber lined hallway. Off this is a tiled WC with washbasin. The downstairs bedroom has an en suite with shower. Upstairs is a further bedroom with fitted wardrobes and a tiled en suite with shower, pedestal washbasin, WC and bidet. Under this is another garage with automatic up and over door with concrete floor.

The studio could be used for many purposes and has a brick fireplace, wooden beams, washbasin and a shower room with pedestal washbasin and WC. Steps lead up to a gallery room with wooden beams and floor.

Off the other side is a summer house with a slate roof, views towards the river and with a stone flag floor. Outside the front door are paved seating areas, making the most of the evening light.

The grounds surrounding the house are mainly to grass and enclosed by wooded strips. There are three ponds fed from a borehole with an intriguing fish fountain and a curved wooden bridge.

Between the drive and the river is a grass field enclosed by hedges. There is scope to create more paddocks if required.

HENCAR

APPROX. GROSS INTERNAL AREA:

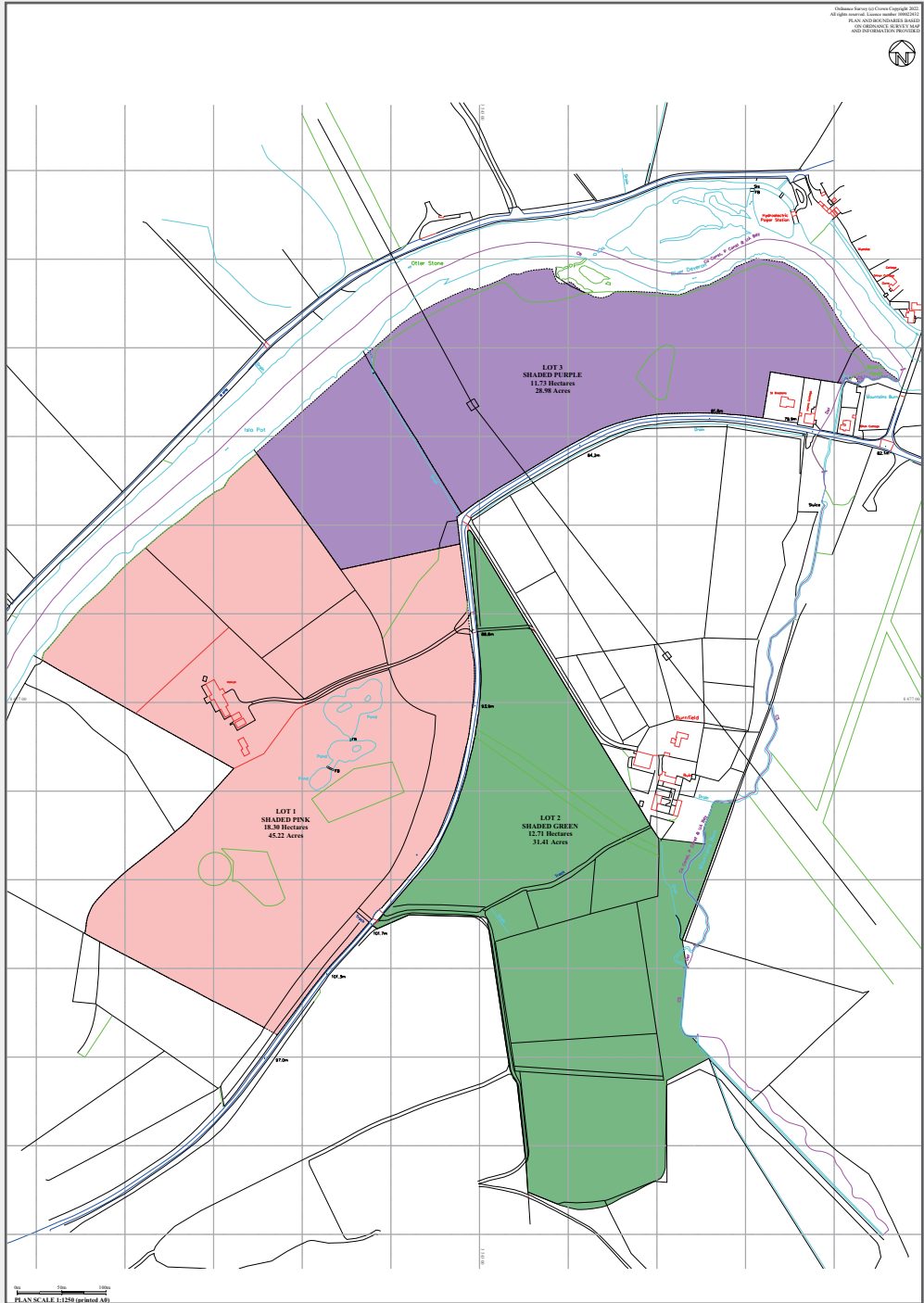
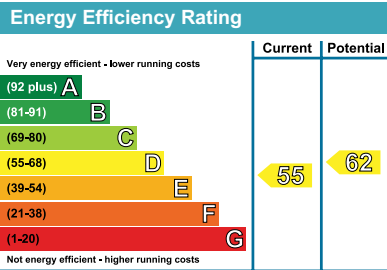
MAIN HOUSE = 643.7 SQ M / 6929 SQ FT

COTTAGE = 111.3 SQ M / 1198 SQ FT

TOTAL = 936.5 SQ M / 10081 SQ FT (EXCLUDING VOID)

INCLUDING LIMITED USE AREA (0.7 SQ M / 7 SQ FT)

For illustrative purposes only. Not to scale.





HENCAR Rothiemay, by Huntly, Aberdeenshire



Lot 3



Lot 2

LOT 2 - LAND AT BURNFIELD ABOUT 31.41 ACRES (12.71 HA)

Extending to a little over 31 acres Lot 2 comprises 18 acres of mixed woodland. Much of the conifer component has been felled with some wind-blow damage to the peripheral areas, and it is anticipated that there may be a requirement to re-stock the felled area.

Southeast of the woodland is an area of open pasture land which could have been used for cutting hay in recent times, but which has a variety of uses including as agricultural land, further woodland creation or for amenity purposes. The land sits at an altitude of between 85 and 130 metres above sea level.

Planning consent was previously granted for a dwelling house in 1995. A letter from the council in 2000 confirmed that works had commenced and that the planning permission (Ref 95/01505/01) remains extant.

LOT 3 - LAND AT HENCAR ABOUT 28.98 ACRES (11.73 HA)

The land extends to nearly 29 acres of grassland adjacent to the River Deveron, split in two enclosures. The soils are Noncalcareous Gleys of the Tarves series and the farmland is classified by the James Hutton Institute for Soil Research as predominantly Class 3.2 and sits between 80m and 85m above sea level. The fields are generally flat owing to the alluvial location, and accessible from the public single track road.

GENERAL REMARKS AND STIPULATIONS

Viewing

Strictly by appointment with Savills – 01224 971110.

Directions

From Aberdeen take the A96 northwards to Huntly. After bypassing Huntly take the turning on the right signposted to Portsoy and Rothiemay (B9022). Continue on the B9022 for 4.4 miles and turn right on to the B9118 signposted Rothiemay. In Rothiemay at the T junction turn right and proceed over the bridge and bear right. The gates will be found on the right after 0.3 miles.

If coming from the north on the A96 turn left on to the A95 in Keith, signposted to Banff and after 5 miles turn right onto the B9117 signposted for Rothiemay. Continue for 2.4 miles and at the junction with the B9022 continue straight over, signposted Milltown of Rothiemay. Proceed through the village and over the bridge and proceed as above.

Outgoings

Aberdeenshire Council tax band H.

Energy Performance Certificate

EPC rating = D.

Solicitors

Grant Smith Law Practice, 252 Union Street, Aberdeen, AB10 1TN.

Services

Mains electricity, private water and drainage, electric central heating.

Fixtures and Fittings

Fitted carpets, curtains, light fittings and white goods are included. Certain furnishings may be available in addition. An inventory can be made available following inspection.

Sporting Rights

The sporting rights are in hand and are included in the sale in so far as they are owned.

River Deveron

A strip of land, 15 feet wide, forming the south bank of the Deveron is excluded from the sellers ownership. The seller has rights of pasturage and of watering over the strip, but not rights to fish.

Mineral Rights & Timber

In so far as they are owned, the mineral rights are included in the sale.

All standing and fallen timber will be included within the sale.

Farmland

While the farmland has been leased in previous years on an annual agreement to a neighbouring farmer, the property will be sold with the benefit of vacant possession.

We understand that the property is not registered for Basic Payment Scheme and therefore no entitlements are available to purchase.

Designations

The property is included within the Aberdeenshire, Banff, Buchan and Moray Nitrate Vulnerable Zone.

Access

There is a right of access over the track in Lot 2 in favour of the neighbouring estate.

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.

Lotting

It is intended to offer the property for sale as described, but the seller reserved the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Important Notice

Savills, their clients and any joint agents give notice that:

- 1. They have no authority to make or give any representations or warranties in relation to the property. 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.

Our Ref: DRO221101

