STUNNING GEORGIAN COUNTRY HOUSE IN MATURE GROUNDS
WITH FAR REACHING VIEWS

KEIG HOUSE, KEIG, ALFORD, ABERDEENSHIRE, AB33 8BU
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Vestibule • hallway • drawing room • dining room • study
dining kitchen • utility room • larder • cloakroom

2 bedrooms with en suite bathrooms • 4 further bedrooms
bedroom 7/hobby room • shower room • WC

Laundry room • wine cellar • plant room • coal cellar

Walled garden • double garage • former stables/log shed
garden bothy

About 1.6 acres including pony paddock

EPC = F

Alford: 4 miles
Inverurie: 16 miles
Aberdeen: 25 miles
Aberdeen: Airport 28 miles

Viewing
Strictly by appointment with Savills – 01224 971110

Directions
From Aberdeen take the A944 Alford road through Dunecht and
Tillyfourie. At Whitehouse turn right onto the B992 signposted Keig
and Insch. Proceed along this road, crossing the arched Bridge of
Keig over the River Don and in the village of Keig continue straight
ahead at the crossroads, heading towards Lethenty. Keig House is up
the hill on the left opposite the village church.
Location

Keig House lies in the scenic Howe of Alford, about 4 miles from the outskirts of Alford. As the principal town serving Donside, Alford offers an excellent range of amenities including a health centre, shops, banking, post office, filling station and hotels. Leisure pursuits are well catered for with a swimming pool, a dry ski slope at Alford Ski Centre and an 18 hole golf course. Visitor attractions include the Grampian Transport Museum, Alford Railway Museum and Alford Heritage Centre. The life size statue of a bull on the eastern approach to the town marks the area’s claim to be the birthplace of the Aberdeen Angus breed of cattle. On the edge of Alford is Haughton Country Park, a 200 acre park with children’s play area, walks and trails, a putting green and camp site. The ski slopes at the Lecht are about 25 miles to the west. The surrounding hills offer wonderful walking and a wide range of field sports is readily available in the area. The boundary of the Cairngorms National Park lies some 12 miles to the west.

Schooling is provided at Keig Primary School and Alford Academy, with three independent schools available in Aberdeen. A new community campus is currently under construction in Alford. Scheduled for completion in late 2015, this will include the relocated primary and secondary schools, a swimming pool, sports facilities, a theatre, a library and a community café.

Regular bus services are available from Alford with links to Aberdeen, Westhill, Kintore and Kemnay, with trains available at nearby Insch and Inverurie. Aberdeen provides all the business, leisure, recreational and entertainment facilities expected from the “Oil Capital” of Europe.

For the sports enthusiast, the surrounding countryside could not offer a richer choice. There is salmon and trout fishing on the nearby Rivers Don and Dee and deer stalking and shooting in the locality. The area is in the heart of castle country and the National Trust for Scotland has a number of properties open to the public including Craigievar, Leith Hall, Castle Fraser, Fyvie and Crathes.

History

The renowned Scottish architect John Smith designed and built Keig Parish Church and Keig House in 1834. The house is designed in a classic late Georgian style. An 1866 extension houses the kitchen, utility room, larder, W.C. and former maid’s room. External period features include the Tudor hood mould over the front door and corbie-stepped gables.

John Smith, often known as ‘Tudor Johnny’, was born in 1781, the son of a master builder and architect based in Aberdeen, the city over which he was to have a profound influence during his long career, spanning 47 years until his death in 1852. Smith’s work can be seen today in some of the most important and memorable buildings in the city such as at King’s College and St Machar’s Cathedral, as well as in many of Aberdeenshire’s country houses built or remodelled in the first half of the nineteenth century.
Description
Keig House is situated on the edge of Keig village in grounds secluded by mature deciduous trees. Black wrought iron gates and granite pillars lead to a driveway which passes through woodland, ending in a gravel sweep in front of the house. Created in the classic Georgian style, Keig House is built of squared granite, dressed with chamfered reveals. A building of considerable but understated charm, it is built over three floors and a basement, and is three windows wide, with delightful proportions. The previous owners and the current sellers have sensitively upgraded and restored the house to its former glory. Works included replumbing, rewiring, the installation of a new central heating and water system, repairs to sash windows and a new kitchen and bathrooms. Features of note include high ceilings, picture rails, high skirting boards, pitch pine flooring, panelled doors, mahogany balustrade and flagstone flooring. The house has superb views of the surrounding countryside. The mature garden is filled with a wide variety of trees and planted for seasonal colour. In spring there is an abundance of bluebells, snowdrops and daffodils in the woodland surrounding the house.

Accommodation
On the ground floor the elegant principal rooms open off the impressive central hallway, reached through the stone-flagged vestibule. A cantilevered main staircase leads to the first and second floors. The bright and welcoming drawing room, with southerly and easterly aspects, has a wood burning stove set under a marble mantelpiece. The dining room is another impressive room with a southerly aspect and an open fire with marble surround. The study, again with an open fire, overlooks the rear courtyard area.
The hub of the house is the stunning kitchen with custom built cabinets by local craftsmen at Lethenty Mill, with iroko wooden work surfaces and a large island unit with granite worktop. The focal point is the Lacanche stainless steel professional range cooker with seven burner gas hob and gas and electric ovens. A very useful utility room for everyday cooking tasks, with work surface areas and a Belfast sink, lies off the kitchen. A walk-in larder and a WC open off the rear hallway. A staircase leads to the former maid's room above the kitchen, which is currently used as a hobby room. The main staircase ascends to the first floor landing, off which are four good-sized double bedrooms. All four bedrooms have period fireplaces and two have en suite facilities including free standing ornate roll top claw foot baths, with one en suite having an additional separate shower cubicle. The staircase continues to the top floor, where there are two further double bedrooms and a contemporary shower room and WC.
A turned stone staircase leads to the basement which affords the luxury of a very large laundry room, a plant room housing the water tank system, a wine cellar and a coal cellar.

**Outside**
Keig House is surrounded by wonderful old country house gardens. There are many magnificent mature trees in the garden including oaks, copper beeches, ornamental cherries and a beautiful hawthorn. Immediately behind the house lies a South facing walled garden. Along the walls there are herbaceous borders and trained roses and fruit trees. Beyond the walled garden there is a pony paddock surrounded by a stone wall and mature trees. The back door of the house leads to a very sheltered, paved courtyard with high granite walls, which is an ideal area for alfresco entertaining. To the side of the house is a very flat lawn, used for croquet in the summer months.

**Outbuildings**
Double garage, former stables/log shed and garden store.

**Services**
Mains water. Private drainage. Oil fired central heating.

**Fixtures and fittings**
All fitted carpets, lights and bathroom fittings are included in the sale price.

**Local Authority**
Aberdeenshire Council Tax Band G.

**Listing**
Keig House is Category C listed.
Home Report & Energy Performance
A copy of the full Home Report and Energy Performance Certificate is available on request.

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
To be by mutual agreement.

Offers
Offers must be submitted in Scottish legal terms 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.