



# Award winning steading conversion

**Winterfold Cottage, Oldmeldrum, Inverurie, AB51 0AJ**

Freehold





Ground floor: entrance vestibule, inner hall, dining kitchen, family bathroom, utility room, bedroom two, family room/ bedroom three, vaulted sitting/dining room, porch, principal bedroom suite with en suite bathroom and dressing room • First floor north wing: landing, bedroom four with kitchenette, shower room, bedroom five • First floor south wing: study • EPC Band E

### Summary

Dating back to the late 1800s, Winterfold Cottage is a unique example of a traditional U-shaped farm steading which has undergone a sympathetic programme of renovation over the last 30 years. A distinctive country home, there are many striking design features, including the turret and splendid vaulted ceilings in the central and south wing. Situated just north of Oldmeldrum, the property enjoys a picturesque setting amidst rolling farmland with views of the hills to the west.

### Accommodation

The entrance vestibule is fitted with attractive cedar wall panelling and Indian slate flooring which continues into the inner hall, while an interior window looks into the dining kitchen. Within the inner hall there are wall mounted coat hooks and a splendid circular stairwell with timber staircase which leads to the upper northern wing.

The spacious and welcoming kitchen/dining room lends itself well to both dining and relaxation, with multiple vantage points over the garden grounds. Of neutral decoration and fitted with engineered oak flooring, there is an exposed feature fireplace. A range of

attractive base and wall units complements the extensive grey Corian breakfast bar area and work surfaces which incorporate a moulded sink. Integrated appliances include a dishwasher, two fridge units and four freezer units, while a range cooker sits neatly in a wall recess.

Within the kitchen area there is access to a double fitted cupboard, before a split level stair leads to the rest of the living accommodation. The utility room is plumbed for white appliances and includes a stainless steel sink and there is access to the canopied terrace area and gardens. The family bathroom includes a three piece suite and a large shower enclosure.

Bedroom two is a well proportioned room of neutral décor and carpeting which predominately overlooks the rear garden and field beyond via a deep silled window. The cosy and inviting family room also enjoys views of the rear garden, and given its range of fitted storage this room could also be suitable as a third bedroom. A door from the family room leads into the magnificent green oak framed sitting/dining room with vaulted ceiling. A versatile living area fitted with limestone flooring and underfloor









heating, there are peaceful views over the property frontage. An open oak framed porch to the rear allows for further natural light and a more formal entrance to the splendour of the sitting/dining room.

A door from the central wing leads into the stunning principal bedroom suite. Formerly a working granary, there is an impressive vaulted ceiling with exposed oak beams and a delightful spiral beech staircase to the galleried study/seating area above. The room is of neutral decoration to complement the limestone flooring, and a full height window and door allow for plentiful natural light. An equally attractive en suite bathroom includes a walk in shower, and in addition there is a well fitted dressing area with a range of wardrobes and access to the driveway. Ascending the staircase to the versatile study above, one can better appreciate the wonderful stained glass window created by Roland Mitton of Forgandenny, Perthshire, which depicts the sunset over the Bennachie hills.

Returning to the inner hall, the curved staircase within the turret leads to further living accommodation which would be suitable as a self contained annexe if required. Given the spacious dimensions of the landing, it is currently utilised as a peaceful hobby/sewing room. Bedroom four would work equally well as a spacious living room as it includes a kitchenette which is fitted with a range of units and an electric hob and oven. Bedroom five is

a further sizeable room with a large deep silled widow facing the rear garden. Completing the accommodation is the shower room.

Situated within garden grounds extending to approximately 4.3 acres, around 3 acres are of mixed mature woodland which was planted approximately 25 years ago. The remainder of the grounds are laid to lawn with gravelled driveways and established borders, while there is ample opportunity for outdoor dining on the canopied terrace or the further paved terrace areas beside the porch. The property also has the benefit of a detached double garage/workshop with two electronically operated up and over doors. There is also a fully floored attic, which may be suitable for conversion subject to obtaining the necessary consents.

#### **Situation**

Aberdeenshire is famed for its outdoor pursuits. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey. There are golf courses at Oldmeldrum, Ellon and Turriff, together with famous links courses at Royal Aberdeen, Trump International and Cruden Bay. Game shooting on neighbouring estates is another popular activity. The nearby coast offers sailing and sandy beaches. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of castle country.

Winterfold Cottage is located on the outskirts of the small yet thriving town of









Oldmeldrum, which enjoys a lovely country setting amid rolling fields and farmland. With a regular bus service from Aberdeen, there is both primary and secondary education available, with a good range of local amenities, including a Co-op supermarket. Home to the Glen Garioch distillery and the historic Meldrum House, the 18 hole golf course offers beautiful views across open countryside. Further afield there is the elegant Haddo House and Country Park. Inverurie is a prosperous and expanding market town, situated in the valley of the River Don with good road and rail links to Aberdeen, Dyce, Huntly and Inverness. There is a wide range of amenities and services, including several large supermarkets.

The A947 provides good access to Aberdeen and its international airport, which offers regular flights to London and other UK and European cities. The Aberdeen Western Peripheral Route has improved travel in and around Aberdeen and provides a quicker and more direct route south. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business and leisure facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's school, St Margaret's, and Albyn as well as the International School at Pitfodels. There are two

universities and colleges of further education.

#### **Directions**

From Aberdeen, travel into Dyce, following the A947 through both Newmachar and Whiterashes. Continue into Oldmeldrum, and at the roundabout take the second exit onto the A947. Continue along this road for some distance, before taking the third exit on the right hand side onto a private access road. Continue all the way to the top and Winterfold Cottage is located on the left hand side.

Oldmeldrum 2.2 miles, Inverurie 7.4 miles, Aberdeen International Airport 15.5 miles, Aberdeen 20.5 miles (All distances are approximate)

#### **GENERAL REMARKS**

##### **Viewings**

Strictly by appointment with Savills - 01224 971 110

##### **Solicitor**

James & George Collie LLP, 1 East Craibstone Street, Aberdeen, AB11 6YQ

##### **Local Authority & tax band**

Aberdeenshire Band F but subject to review.

##### **Services**

Mains water, electricity and private drainage.

There are two oil heating and hot water systems, one which serves the north and centre wings, and one which serves the south wing.

There is underfloor heating in the vaulted sitting/dining room and principal bedroom suite.





### Miscellaneous

Double glazed window units throughout.

The access road off the A947 is owned by the vendors but the neighbouring property and local farmer have a right of access.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. All carpets, light fittings and integrated white appliances will be included within the sale. The curtains and blinds may be available by separate negotiation, while the washing machine and tumble drier will be removed prior to sale.

### 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.

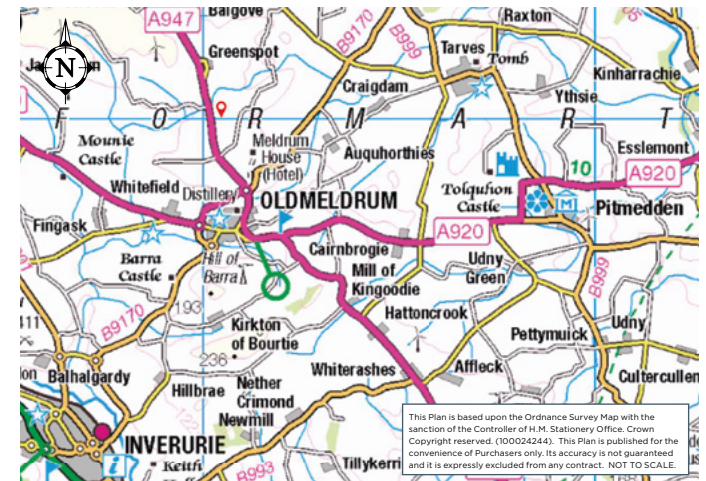
### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after 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.



Winterfold Cottage, Inverurie, Aberdeenshire, AB51 0AJ

Gross internal area (approx)

House 363.5 sq m / 3913 sq ft (Excluding Void)

Garage Floors 78.7 sq m / 847 sq ft

Limited Use Area 35.8 sq m / 385 sq ft

Total 442.2 sq m / 4760 sq ft



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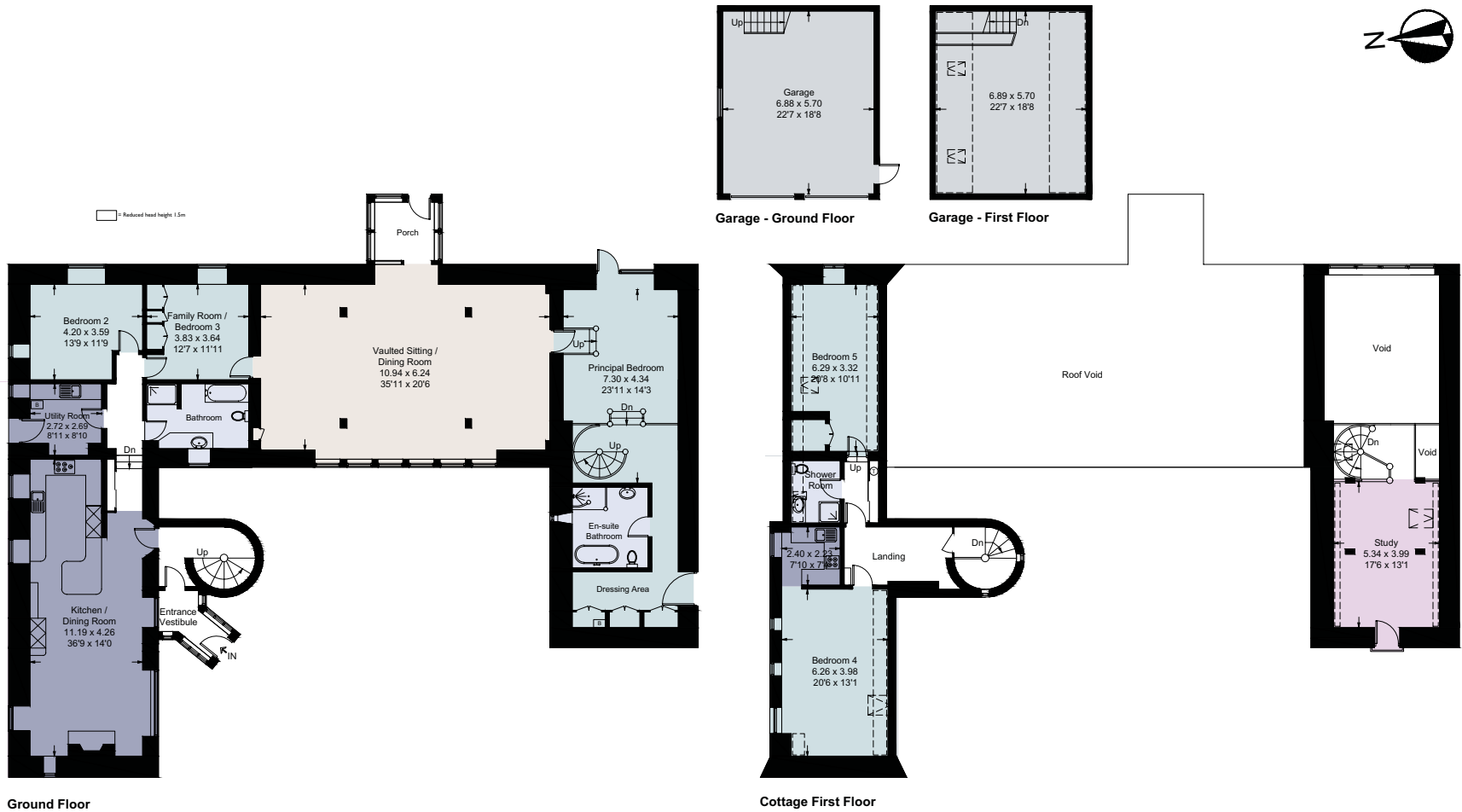
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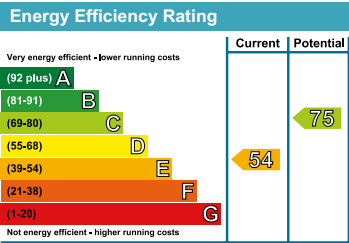
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