



Detached house set in approx. 18 acres

Strachbell, Kintore, Inverurie, Aberdeenshire, AB51 OXB

Freehold



Detached house with versatile configuration, range of outdoor buildings, 10 stables, 2 outdoor riding arenas and about 18 acres of land

Ground Floor: Entrance vestibule • Hallway • Sitting room • Dining room • Sunroom • Dining kitchen • Utility room • Cloakroom

First Floor: Principal bedroom with en suite and dressing room • Home office • 3 further bedrooms • Family bathroom

Annexe: Two bedrooms • sitting room • kitchen • bathroom

Gardens • Mobile home • Kennels • Field shelter

Rug store • Tool shed

General purpose agricultural building / wash bay / hay store with bothy and WC

Equestrian Facilities: Ten loose stable boxes • tack room • feed room

Two outdoor riding arenas: approx. 20x 40 sand, fibre and rubber arena • new approx. 30 x 60 sand and fibre arena with training mirrors

EPC Band C

Summary

Strachbell is a delightful detached 1.5 storey modern home with a single storey wing on the south side providing annexe accommodation.

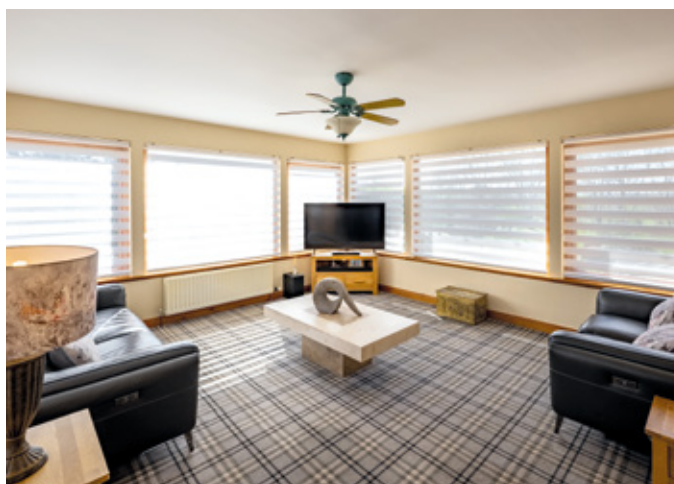
Architect-designed, the build was completed in 2000. The kitchen has been refitted and is still under guarantee and the bathrooms were installed by Elegant Bathrooms. The roof is pitched and slated and there is extensive use of hardwood finishes to door frames, skirting boards and doors throughout. Flooring is a combination of high-quality self-coloured carpets, tiling, oak and wood style flooring.

Accommodation

A large entrance porch leads to a double door with glass etching to the entrance

vestibule with storage cupboard and internal door to the annexe. Double doors lead to the spacious hallway with under stair cupboard. Accessed from here is the charming sitting room which is a lovely double aspect room with a fireplace with marble hearth housing a gas fire. Steps lead up to the more formal dining room with French doors accessing the garden. The modern dining kitchen has high gloss wall and floor units with soft closing drawers and a 1.5 bowl black composite sink. The appliances are all CDA and include a five-ring gas hob with extractor, microwave, dishwasher, fridge /freezer and electric oven. There is a central island unit and oak flooring. Informal and casual living space is found in the sunroom





and to bring the outdoors in, a door opens onto a raised area of decking enclosed by decorative balustrades. With a slate roof and eight large windows this room can be enjoyed all year round. Accessed from the kitchen is a rear entrance vestibule which is ideal for storing outdoor wear. A utility room has a sink, Bosch washing machine and Indesit condensing dryer. Within this area is a partially tiled cloakroom with a two-piece white suite.

A focal point from the hallway is the attractive Brazilian pine split staircase ascending to a spacious landing. The double aspect principal bedroom has an en suite shower room with corner shower enclosure with rain fall shower, wet walling, washbasin with vanity unit, WC and a tiled floor. An extensive dressing room which features four double built in wardrobes incorporating extensive hanging and shelf space fronted with sliding mirrored doors. Off this is a versatile space currently used as a home office, but which would also be suitable as a nursery, powder room or sitting room. Three further bedrooms all have fitted wardrobes. The family bathroom is partially tiled to dado level with a superb deep double end spa bath, pedestal washbasin, WC and bidet.

From the entrance vestibule a door leads through to a self-contained annexe which is currently used by the owners as independent accommodation for a family member. It has a spacious hallway with built in storage, a

double aspect sitting room with a lovely outlook, two good sized bedrooms, one with fitted wardrobes, a bathroom with corner bath, wet wall and shower above, a washbasin with vanity unit, bidet and WC, and a fully fitted kitchen with wall and floor units, New World cooker, New World oven, fridge freezer, dishwasher, plumbing for a washing machine and a cupboard housing the boilers.

The garden surrounds the house and is mainly laid in lawn with some fine trees, flower and shrub borders. There is a gravelled area at the side of the house with a drying green.

To the side of the house are four paddocks which are all fenced and have water and electric fencing. Before reaching the house there are excellent Saltire stables and equestrian facilities including nine large stables and one pony stable, along with a concreted feed room and tack room. These are wooden with corrugated roofs.

Outside

The property extends to about 18 acres of which 2.7 acres include the house and its direct garden grounds. There is a gravel parking area at the rear of the house and expanses of lawn with cultivated and landscaped shrub beds enclosed by a rabbit fence. A lovely spot is a raised decked terrace off the conservatory. The perimeter of the house itself is surrounded by a concrete flagged path.

Mobile Home

Atlas 35 x 12ft. Fitted with heating, power and light and feeds into a septic tank.

Kennels

Two timber kennels with runs within a shed with a concrete floor.

Field Shelter

Concrete floor, steel portal frame and mono pitched roof cladding.

Agricultural Shed & Bothy

Concrete floor and steel portal frame with metal wall cladding on three sides. One end is partitioned to include an office/bothy room. Cloakroom fitted with wash basin and WC and a Horse wash area.

Tool Shed

Concrete floor and timber frame. Metal up and over vehicle door.

Timber Stable

Concrete floor

Stable Block

U shaped Saltire stable block comprising nine stables. Seven of the stables measure 12 x 12ft, two corner stables are 16 x 12ft, feed room and tack room are both 12 x 12ft and tack room has an alarm. Constructed with timber frame, timber clad walls, pitched roof and internally lined with chipboard. Concrete courtyard within the U shape. Electricity is supplied to the equestrian buildings from the house supply. Large parking area fully fenced and gated.

Sand Outdoor Arena

60m x 30m with a herringbone under drainage system, a hardcore base and upper membrane, on top of which is the final surface, a sand and fibre mix enclosed with post and rail fencing and a small viewing shed at one end with Arena Mirrors at the other end.

Rubber Outdoor Arena

40m x 18m with a herringbone under drainage system, a hardcore base and upper membrane, on top of which is the final surface, of sand and rubber enclosed with post and rail fencing.

Land

About 15.3 acres of agricultural land are all in grass and are divided into four fields that are enclosed by timber post and plain wire fences which incorporate one or two electric wires. There are four field water troughs serving these fields.

Situation

Inverurie (around 6 miles away), an expanding and prosperous town situated in the valley of the River Don, has good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. There is an excellent health centre, which is integral to the local hospital, several large supermarkets, an M&S Simply Food store, a swimming pool and community centre nearby as well as golf, tennis and bowling. Hillwalking is a popular activity, with many routes available including at the popular Hill of Bennachie. At Easter Aquhorthies, 2 miles west of Inverurie, there is an ancient stone circle.





The nearby village of Kintore benefits from a wonderful countryside setting, being surrounded by rolling fields and mature woodlands and bounded by the River Don. Kintore has a primary school with secondary schooling available at Kemnay Academy and Inverurie. In addition to both riverside and country walks locally, as a county Aberdeenshire is famed for its outdoor pursuits, including salmon fishing, golf and game shooting. 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. A number of stunning National Trust properties are within easy reach of Strachbell while the nearest distillery is Glen Garioch in Oldmeldrum, just under 11 miles away.

Aberdeen lies approximately 13 miles distant, with the Aberdeen Western Peripheral Route providing improved travel in and around Aberdeen and a quicker and more direct route south to Dundee and beyond. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. The recently opened Kintore railway station incorporating numerous EV charging points is approximately 5 minutes away and offers a convenient

park and ride option for the city centre. Aberdeen provides all the services of a major city, including business, leisure and health 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 School as well as the International School at Pitfodels. There are two universities and two colleges of further education.

Directions

From Aberdeen head north on the A96. At the Broomhill roundabout take the third exit signposted Kemnay, Dunecht and Kintore. Turn immediately right signposted Lower Boghead. Continue to the end of the road and bear left, passing through a gate and continue to the property.

Aberdeen International Airport 6 miles, ABZ Business Park 6 miles, Prime4 Business Park 9 miles, Arnhall Business park 7 miles, Aberdeen 12 miles.

*Please note that all distances are approximate

General Remarks

Viewings

Strictly by appointment with Savills - 01224 971110

Solicitor

Inksters, Citibase, 9 Queens Road, Aberdeen, AB15 4YL.

Local Authority & tax band
Aberdeen Council tax band G.

Services

Mains water, electricity, gas and private drainage. There are separate heating systems to the main part of the house and the annexe. Timber framed double glazed casement windows. At the rear of the house is a recently installed Myenergy zappy 7kW electric vehicle charging station. There is a linked system of nine smoke alarms and linked heat detectors in both kitchens.

Miscellaneous

Access to the property is off the B987 at the southern edge of Kintore along firstly about 550 metres of tarred road which was the old route of the A96 and secondly 250 metres of tarred private road.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Certain furnishings may be available by separate negotiation. Agricultural equipment may be available by separate negotiation.

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

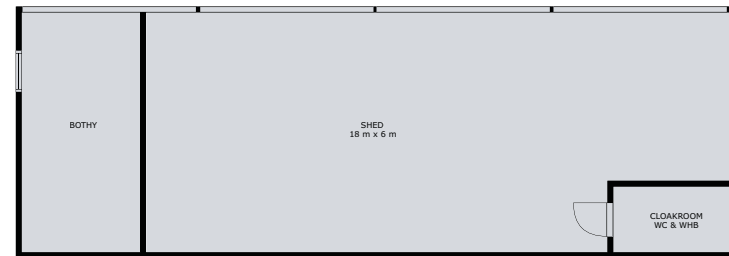
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with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



Total 396 sq m



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Gross internal area (approx)

Floor 1 253 sq m

Floor 2 143 sq m

Excluded Areas 7 sq m

Total 396 sq m



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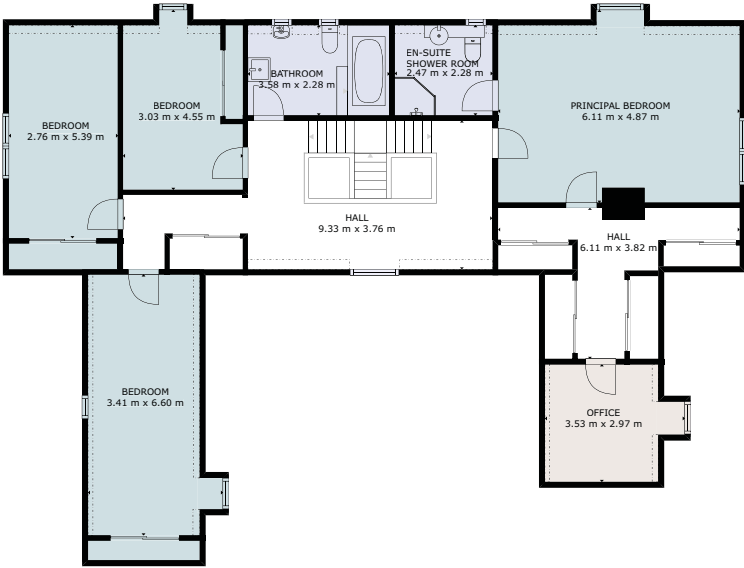
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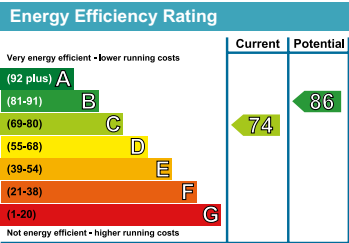


FLOOR 1



FLOOR 2

For identification only. Not to scale. © 22/05/13 FG



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