



Outstanding small residential estate with striking views and sportings

Mains of Tilliefoure, Monymusk, Aberdeenshire, AB51 7JB

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Kemnay: 5 miles

Inverurie: 9 miles

Aberdeen Airport: 16 miles

Aberdeen: 21 miles

- Hall, drawing room, dining room, study, conservatory, sun room, cloakroom, kitchen, utility, master bedroom suite, 2 further en suite bedrooms, further bedroom / recreation room, attic room.
- Attached annexe with dining hallway, living room, kitchen, 3 bedrooms, bathroom and shower room.
- Separate 2 bedroom cottage. Extensive garaging. Garden.
- 52.8 acres farmland
- 75.8 acres woodland
- 625 yards single bank fishing on the River Don
- In all about 135.53 acres / 54.85 ha
- For sale as a whole or in 2 lots
- EPC ratings = D & E

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Situation

Mains of Tilliefour is situated in a spectacular south facing position with striking views over the River Don to Pitfichie Hill and Forest. Immediately behind is Bennachie Hill, a well known Aberdeenshire landmark. This is a particularly lovely stretch of the River Don, yet the area is not remote, with nearby villages at Monymusk (4 miles) and Kemnay (5 miles). Alford and Inverurie are also easily reached and there is quick access to both Aberdeen Airport and to Aberdeen itself. The newly opened Western Peripheral Route around Aberdeen now provides easy access to the south.

The surrounding area comprises rolling farmland and this part of northeast Scotland is famed for its outdoor pursuits, including renowned fishing on the Don, as well as the River Dee. High and low ground shooting is available on local estates. There are golf courses at Kemnay, Inch, Alford and Inverurie, with skiing at the Lecht and Glenshee. There is wonderful walking and riding in the surrounding hills, particularly over Bennachie which is reached directly from Mains of Tilliefour. The boundary of the Cairngorms National Park is only some 15 miles to the west.

Primary schooling is available at Monymusk and Kemnay with secondary schooling in Inverurie. There is local shopping in Kemnay. Further shopping, business and leisure facilities are found in Inverurie. Aberdeen, 'the Granite City', is only some 21 miles away. It is a very cosmopolitan city and has the amenities expected of a major centre with a wide range of shopping, leisure, entertainment and cultural activities, together with extensive business facilities. Aberdeen International Airport is well served by both domestic and international airlines. There are train services to the south including a sleeper service. There is a good selection of independent schools in the city including Robert Gordon's College, St Margaret's School for Girls, Albyn School and the International School of Aberdeen. There are two universities, Aberdeen University and Robert Gordon University.

Description

Mains of Tilliefour is a compact and well located residential estate with considerable amenity, sporting, farming and woodland interests, extending to some 135.53 acres. It is situated within a most attractive part of lower Donside, with sweeping views particularly to the south and west, with Bennachie to the rear. The property sits in an elevated position above an extremely scenic stretch of the River Don. The house and its annexe were converted from an original steading and cottage, and are arranged around a covered courtyard. The annexe links into the main house, but also has its own entrance allowing for both ample and flexible accommodation. Thoughtfully converted and extended by the sellers' family in the early 1990s, to make the most of its position and views, the property also benefits from a separate cottage, built in 1997, and extensive garaging. Surrounding the





house is 43.54 acres of grazing farmland, and adjoining is a lovely area of old oak woodland. Separate, but in close proximity, is another field and a further area of woodland, lying adjacent to the River Don, together with some 625 yards of single bank fishing. The Don is a lovely river to fish, and is well known by fishermen for its salmon and trout fishing.

Lot 1 Mains of Tilliefoure About 120.01 acres / 48.57 ha

The conversion works at Mains of Tilliefoure have been carried out to a high standard. It is very much a new house within an original shell, and as such has a very pleasant and traditional feel. It has a stone and harl finish and a slate roof. The sun room was added in the late 1990s and the cottage was extensively renovated in 2018. As such Mains of Tilliefoure really is a very special property, and is ideal for both modern family living and entertaining.

Gates open onto a tarred driveway which leads up to the house and cottage. From the covered courtyard double wooden front doors open to a vestibule with flagstone floor and an inner glazed door to the split level hall, which is fitted with bookcases, display alcoves and cupboards. Off the lower level is a cloakroom with washbasin and WC, while double opening glazed doors lead to the drawing room. This is a lovely room with a cornice, a large bay window making most of the views and fitted window seats, sliding doors to the garden, fitted Clive Christian bookcases, and

a fireplace with marble mantel which houses a Living Flame gas fire. Beyond is the conservatory with stone flooring, French doors to the garden and a linking door to the sun room. Off the higher level of the hall is the well equipped kitchen with wooden wall and floor units with tiled splashbacks, soft closing drawers, a two oven AGA (red), Cannon Camberley double oven cooker with four gas burners and extractor, twin sinks, Siemens dishwasher, dresser and a central island unit with granite worktop and fitted Miele microwave. The utility room also has fitted units with a Miele washing machine, sink, Miele dryer, fitted Miele fridge and Miele freezer, cupboard and a floor hatch with steps down to a cellar with fitted wine racks. In addition there is a hatch with attic ladder to useful roof space. Beyond is a sun room, with a cupboard housing a Grant oil fired boiler.

Also off the upper level of the hall and adjacent to the kitchen is the well proportioned dining room which has a cornice, fireplace with wooden mantel and a Living Flame gas fire, fitted Clive Christian bookcases and cupboards and a useful hatch to the kitchen with storage cupboards below. The bedroom passageway leads down to bedrooms 1 and 2. Both have fitted cupboards and en suite bathrooms with bath with tiled surround, washbasin with vanity unit and WC. Bedroom 3 has also been used as a recreation room and has a fitted shower, sauna cabinet, built in shelved cupboard, en suite WC with washbasin and stairs up to an attic room with fitted storage shelves. Also off the

bedroom passageway is a linen cupboard with fitted shelves and a built in cupboard.

Off the lower hallway is the master bedroom passageway which leads to the annexe. The master bedroom has a large bay window, making the most of the views and two glazed doors to the garden terrace together with a walk in dressing cupboard with fitted wardrobes and a partially tiled en suite bathroom with bath, shower cubicle, pedestal washbasin and WC. The study has fitted Clive Christian bookcases with cupboards, glazed door to the garden terrace and a built in cupboard. A door leads through to the annexe. The annexe can easily be incorporated into the house or used as separate accommodation. It has its own glazed front door which opens onto a dining hall with stairs to first floor and an understair cupboard. The living room has an open fireplace with a wooden mantel. The kitchen is fitted with wooden wall and floor units, which incorporate a Miele dishwasher, sink, Miele washing machine, Stanley range cooker and fitted Miele fridge. Off here is a back hallway with rear door and fitted shelves. The dining room has folding doors to a built in shelved cupboard, and has been used as a bedroom. Also off the hallway is a shower room with shower cubicle, pedestal washbasin and WC. Stairs lead up to the first floor with a store room with fitted shelves. Bedrooms 2 and 3 both have built in hanging wardrobes, while the bathroom has a bath, pedestal washbasin and WC.



FLOORPLANS

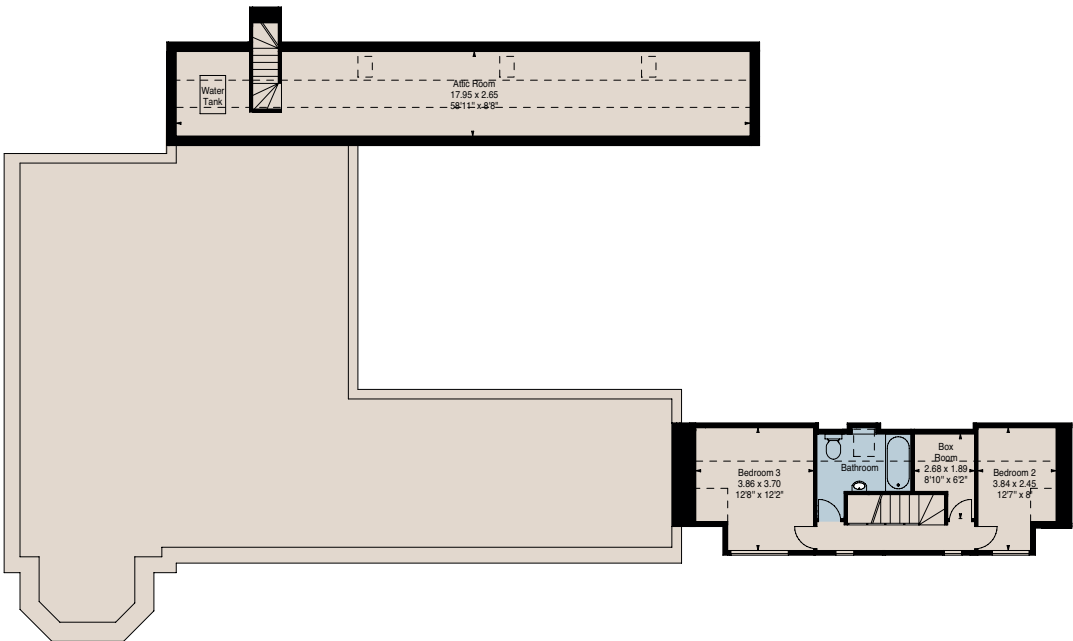
Gross internal area (approx):

House
509.37 sq.m (5483 sq.ft)

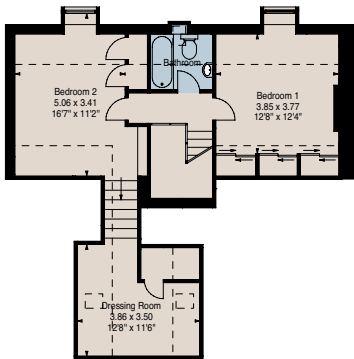
Cottage
122.07 sq.m (1314 sq.ft)

Garage & Log Store
104.88 sq.m (1129 sq.ft)

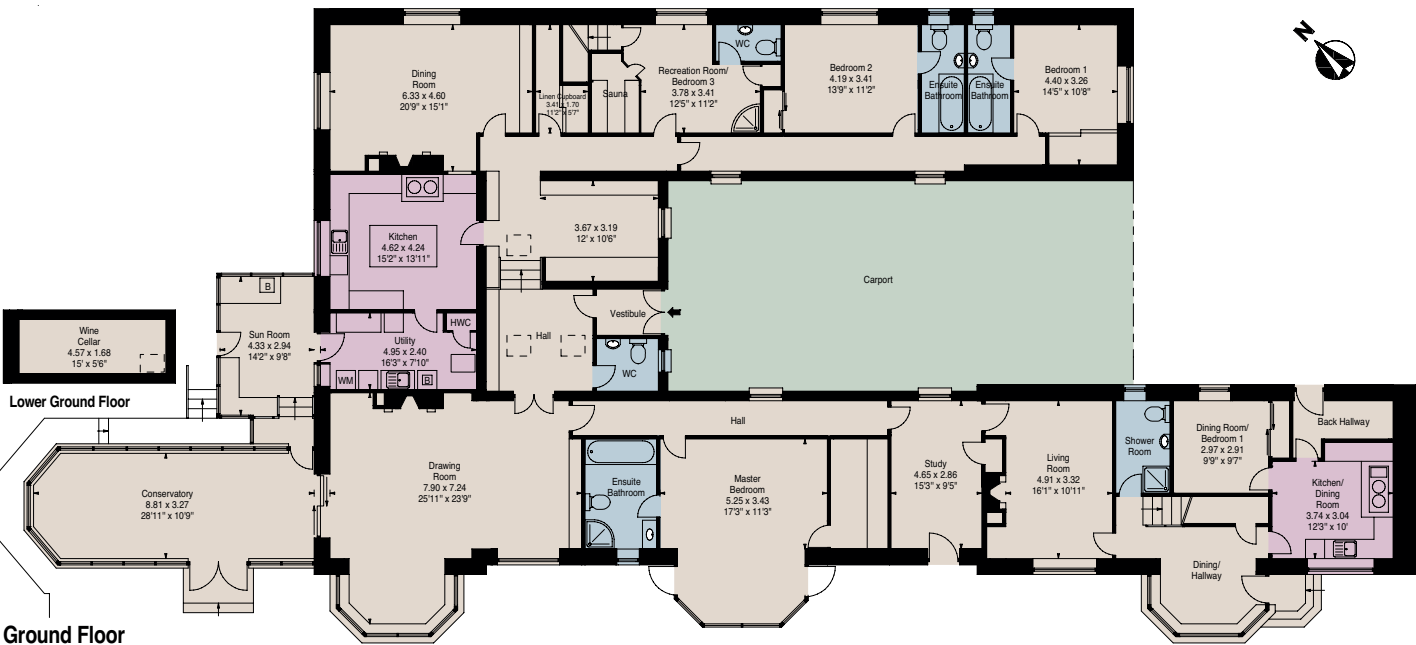
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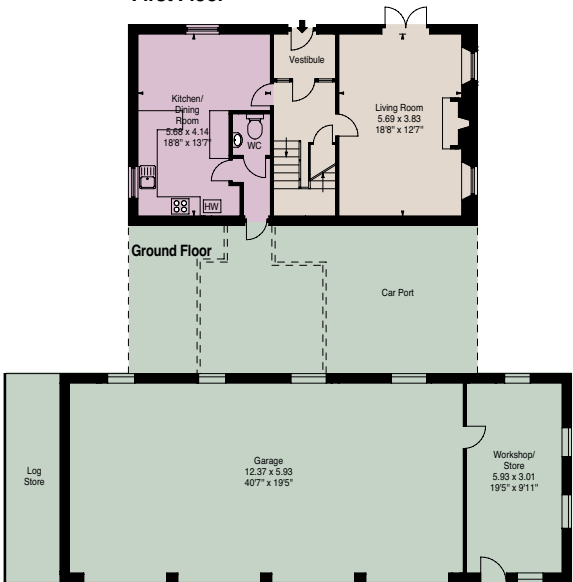
First Floor



First Floor



Ground Floor



Ground Floor



Immediately in front of the house is a paved terrace, providing a lovely seating and entertaining area. Below is an enclosed garden with flower and shrub borders. To the side is an expansive lawn and further block paving.

On the other side of the tarred parking area is the harled garage block, with a slate roof and a workshop / store. To the side is a lean to log store. Behind this, and linked by a car port, is the cottage. This has an entrance vestibule with an inner glazed door to the hallway, which has stairs to the first floor and an understair cupboard housing a Boulter Classic boiler. The sitting room has a fireplace and French doors to the enclosed garden in front. On the other side of the hallway is the dining kitchen which has fitted wooden fronted units with tiled splashbacks and which incorporate a Belling cooker, sink and Bosch washing machine. There is ample space for informal dining. Off the kitchen is a rear entry lobby which leads out to the block paved and covered car port. There is a WC with washbasin. Upstairs bedroom 1 has fitted wardrobes. The bathroom has a bath with tiled surround and shower, pedestal washbasin and WC. Bedroom 2 has three built in cupboards and off this is a dressing room again with a built in shelved cupboard.

Farmland and Woods

The farmland surrounding the house extends to some 43.54 acres. These fields have been let seasonally for cattle grazing and silage.

Tilliefoure Wood is predominantly an ancient oak wood, one of the most extensive examples in Aberdeenshire. In addition to the oak there are areas of birch, thus together creating a charming mixed woodland. The area has considerable scope for both sporting and amenity.

Lot 2 Land adjacent to the River Don About 6.28 ha / 15.52 acres

Lying a short distance to the west, and between the public road and the River Don is a further grass field extending to some 9.27 acres, together with an area of woodland. This gives access to some 625 yards of single bank fishing. This has only been lightly fished by the family, with no records being kept, but is an attractive stretch of water with two pools, and the river is popular with fishermen for salmon, sea trout and trout.

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628 or 01224 971111.



Lot 2

Directions

From Aberdeen head north on the A96 passing the airport. After 8 miles at the roundabout take the turning for Kemnay and Kintore. Then turn left signposted Kemnay. Continue through Kemnay and after a further 3 miles turn right, signposted Monymusk. Proceed through the village and then turn right signposted Chapel of Garioch and Lords Throat. After 0.7 miles turn left signposted Donview Forest Walks and Lords Throat, then turn left again. Continue for 1.5 miles, passing Donview Forest Walks, and the turning into Mains of Tilliefoure will be on the right.

Outgoings

Mains of Tilliefoure is Aberdeenshire Council Tax band C. The Cottage is Council Tax band E.

Energy Performance Certificate

EPC ratings = Mains of Tilliefoure House Band E. Mains of Tilliefoure Cottage Band D.

Solicitors

Ledingham Chalmers, Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA.

Services

Private water and drainage, mains electricity, oil fired central heating. LPG for fires in drawing room, dining room and to the kitchen. Burglar alarm. Central Vac system. Stanley cooker also provides hot water and central heating in annexe.

Access

There are rights of access in favour of Primrose Cottage, Upper and Rear Woodend Cottages and The Chalet over the drives leading to the respective cottages. There is a right of access in favour of Mains of Tilliefoure over the track in Lot 2.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

Environmental Stipulations

Tilliefoure Wood is a Site of Special Scientific Interest.

Farm Code

The farm code for Mains of Tilliefoure is 069/0057.

Basic Payment Scheme

Basic Payment Entitlements are not included.

Grazings

The grazings are let under a seasonal agreement to 31 December 2019.

Photographs

Photographs taken 2018. Particulars prepared May 2019.



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.

Ingoing Valuation

The purchaser(s) of Mains of Tilliefour, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

- 1. All cultivations carried out in preparation of the 2018/2019 cropping year valued on a labour and machinery basis.
- 2. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
- 3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
- 4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

Sporting, Mineral & Timber Rights

Insofar as they are owned the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

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.

Stipulations

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Lotting

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

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

Important Notice

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within

a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

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: DRO190502

Area Analysis				
Lot	Farmland	Woodland	Other	Total
	Ha Ac	Ha Ac	Ha Ac	Ha Ac
Lot 1	17.62 43.54	29.39 72.62	1.56 3.85	48.57 120.01
Lot 2	3.75 9.27	1.31 3.23	1.22 3.02	6.28 15.52
Totals	21.37 52.81	30.70 75.85	2.78 6.87	54.85 135.53

