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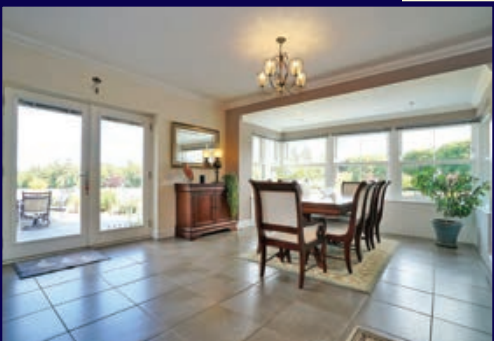
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property particulars

Impressive Four/Five Bedroom Detached Dwellinghouse & State Of The Art Stable Block With Self Contained Accommodation Above Set Within 8.6 Acres

Beechgrove, Tillery, Udney AB41 6SE





DESCRIPTION

We are delighted to offer for sale this most impressive detached family home, set within approximately 8.6 acres, enjoying a most peaceful, rural setting with a high degree of privacy. This is a rare opportunity for an equestrian enthusiast to acquire a property which offers a complete package, having a state of the art stable block with further self contained accommodation above.

The house itself has been modernised and extended by the current owners to the highest of standards, creating an extremely spacious family home with a luxurious finish, with many added extras including under-floor heating on the ground floor and ceiling fans in all bedrooms as well as the sun lounge and gallery sitting room.

Three generous reception areas on the ground floor flow together, creating an ideal lay out for modern family life and entertaining alike. A well equipped kitchen is also on open-plan, further complimented by a walk-in pantry and utility room.

Also on the ground floor is a large home office with an outlook across the front garden, as well as a double bedroom and shower room which would serve well as guest accommodation.

The first floor is home to three particularly generous bedrooms with the lavish master suite comprising a large bedroom, walk-in wardrobe, en-suite bathroom and a stunning galleried sitting room facing onto the full-length cathedral-style window which offers a most pleasant outlook across the front garden and beyond.

An integral double garage is accessed via an electric up and over door, with double doors leading through to the adjoining workshop area.

The separate stable building offers state of the art equestrian facilities with a tack room, food prep area, dry feed store, shower room and five extremely spacious loose boxes. The central courtyard may be accessed from both sides via secure double gates.

Ancillary accommodation is found above the stables comprising a large living and dining area on open-plan with dual aspect balconies; a well appointed fitted kitchen; generous double bedroom; second double bedroom/office; and a large shower room.

This unique package is set within approximately 8.6 acres of land, entered via a grand tree-lined driveway which sweeps up to the property. The enclosed garden to the front of the home is beautifully maintained with large areas of lawn and slate patio bordered by well-tended bushes and shrubs. Two large enclosed fields would be ideally suited to equestrian purposes and may also be separated into smaller paddocks, if desired.

GROUND FLOOR

- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- PANTRY
- SUN LOUNGE
- BEDROOM 4
- OFFICE/BEDROOM 5
- SHOWER ROOM

FIRST FLOOR

- MASTER SUITE WITH WALK-IN WARDROBE
- EN SUITE BATHROOM AND GALLERY SITTING ROOM
- BEDROOM 2 WITH WALK-IN WARDROBE AND EN SUITE BATHROOM
- BEDROOM 3 WITH EN SUITE SHOWER ROOM

OUTDOOR

- DOUBLE GARAGE AND ADJOINING WORKSHOP
- 8.6 ACRES OF GROUND

LOWER STABLE BLOCK

- TACK ROOM
- FEED PREP
- DRY FEED STORE
- SHOWER ROOM
- FIVE LOOSE BOXES

UPPER STABLE BLOCK

- LOUNGE/DINING ROOM
- KITCHEN
- BEDROOM
- BEDROOM/OFFICE AND BATHROOM

ADDITIONAL INFORMATION

- OIL FIRED CENTRAL HEATING
- UNDER-FLOOR HEATING ON THE GROUND FLOOR
- SOLAR PANELS





THE ACCOMODATION COMPRISES:

GROUND FLOOR

Lounge

19'5" x 17'0" (5.92m x 5.18m) approx.

This formal lounge is laid with wooden flooring, which continues through the majority of the ground floor accommodation, featuring a double-sided stove with stone surround.

Dining Room

24'9" x 24'1" (7.55m x 7.34m) approx.

On open-plan with the kitchen, this spacious dining room is sure to be the hub of the home. Ample space is available for a variety of dining furniture and French doors lead out onto the patio.

Kitchen

20'11" x 12'5" (6.38m x 3.79m) approx.

The kitchen is fitted with a wide range of high quality solid oak units including a central island and peninsular breakfast bar, overlaid with contrasting granite work surfaces. A variety of appliances are integrated including a double oven, combination microwave, five-ring gas hob and dishwasher, as well as a free-standing American-style fridge/freezer.

Utility Room

12'8" x 11'6" (3.86m x 3.51m) approx.

The utility room is fitted with additional matching units and work surfaces, providing a useful hideaway for laundry appliances and also including a wine cooler and Belfast sink. A built-in cupboard houses the fuse box and heating controls.

Pantry

8'1" x 5'10" (2.46m x 1.78m) approx.

With vast fitted shelving, the pantry provides excellent storage space for dry foods and is also home to the electrical hub of the home with controls for the Sonos system, alarm, internet and Sky.

Sun Lounge

26'7" x 20'9" (8.1m x 6.33m) approx.

The sun lounge is a most striking room which is sure to impress guests, having a full-length cathedral-style window which allows this room to be flooded with natural light.

Bedroom 4

13'8" x 13'3" (4.17m x 4.04m) approx.

This bedroom is located on the ground floor of the property and is of generous proportions, benefiting from a built-in under-stair cupboard as well as ample space for a wide range of free-standing bedroom furniture.

Office / Bedroom 5

21'8" x 13'8" (6.61m x 4.17m) approx.

The home office has a large box-bay window with a pleasant outlook across the front of the property, making for a relaxing area to work. With a large walk-in cupboard, this room would lend itself equally well as a fifth bedroom.

Shower Room

7'8" x 4'2" (2.34m x 1.27m) approx.

This extensively tiled shower room is fitted with a white suite comprising W.C., wash hand basin and quadrant shower compartment complete with mains shower.







FIRST FLOOR

Master Bedroom

19'4" x 21'7" (5.89m x 6.58m) approx.

This most impressive room boasts dual aspect windows, allowing the scenic surroundings to be enjoyed. A built in double wardrobe and fitted alcove shelving provide useful storage space, together with the large walk-in wardrobe which is fully fitted with hanging rails and shelving.

En-Suite

14'10" x 11'9" (4.52m x 3.58m) approx.

The luxurious en-suite bathroom is extensively tiled and fitted with white W.C., feature wash hand basin fitted into vanity unit, large shower compartment with rainfall mains shower and a corner located spa bath. Excellent storage space is found within the built-in cupboard and the room is finished with a heated towel rail and tiled flooring.

Gallery Sitting Room

19'0" x 12'2" (5.79m x 3.71m) approx.

Further enhancing the master suite, this extraordinary galleried sitting room provides the ideal spot to relax, boasting a peaceful and calming outlook via the cathedral-style window.

Bedroom 2

24'0" x 23'1" (7.32m x 7.04m) approx.

Another exceedingly generous double bedroom with a large walk-in wardrobe providing an abundance of storage space.

En-Suite

12'5" x 10'2" (3.79m x 3.1m) approx.

With a side facing aspect, this en-suite bathroom is fitted with a four-piece suite comprising W.C., wash hand basin fitted into vanity unit, large shower compartment with mains shower and a bath, finished with tiled flooring, a heating towel rail and built-in storage.

Bedroom 3

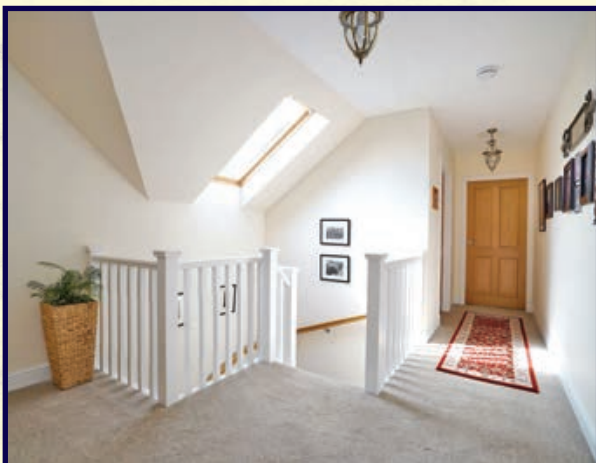
17'10" x 13'1" (5.44m x 3.99m) approx.

The third double bedroom is well proportioned and benefits from a built-in double wardrobe.

En-Suite

12'5" x 8'9" (3.79m x 2.67m) approx.

The en-suite shower room is fitted with an expanse of vanity units which offer useful low-level storage. The large walk-in shower compartment is fitted with a mains shower and a feature wash hand basin completes the room.







LOWER STABLE BUILDING

Tack Room

Feed Prep

Dry Feed Store

Shower Room

Loose Box 1

Loose Box 2

Loose Box 3

Loose Box 4

Loose Box 5

19'3" x 13'1" (5.87m x 3.99m) approx.

9'5" x 8'11" (2.87m x 2.72m) approx.

13'3" x 6'2" (4.04m x 1.88m) approx.

12'4" x 4'11" (3.76m x 1.5m) approx.

19'3" x 13'2" (5.87m x 4.01m) approx.

19'3" x 13'0" (5.87m x 3.96m) approx.

16'6" x 10'6" (5.03m x 3.2m) approx.

19'3" x 12'10" (5.87m x 3.91m) approx.

19'3" x 13'0" (5.87m x 3.96m) approx.

UPPER STABLE BUILDING

Lounge / Dining Room

23'5" x 18'8" (7.14m x 5.69m) approx.

This open-plan living space comfortably accommodates both living and dining furniture and boasts balconies on either side.

Kitchen

19'3" x 14'5" (5.87m x 4.4m) approx.

The kitchen is fitted with a wide range of wall, base and drawer units, overlaid with contrasting work surfaces and incorporating various integrated appliances including a double oven, electric hob and fridge/freezer.

Bedroom

19'11" x 14'5" (6.07m x 4.4m) approx.

A generous double bedroom with a side facing window as well as two Velux windows, allowing excellent natural light. A double wardrobe with sliding doors provides excellent built in storage.

Bedroom / Office

19'11" x 14'5" (6.07m x 4.4m) approx.

A mirror image of the previous bedroom which could be utilised as either an office or bedroom.

Bathroom

15'6" x 9'7" (4.73m x 2.92m) approx.

This well appointed bathroom is fitted with a four piece suite comprising, W.C. and wash hand basin fitted into a vanity unit, bath and large shower compartment with mains shower, finished with extensive tiling and a heated towel rail.

LOCATION

The property is located in a private, rural setting within the Tillery estate, with nearby Udney offering amenities including an excellent primary school and renowned restaurant. Both Ellon and Inverurie, which offer a wider range of shopping and recreational facilities, are located close by. The location is convenient for reaching Aberdeen Airport, as well as the oil related offices and industrial complexes that are situated at both Dyce and Bridge of Don.

DIRECTIONS

Leave Aberdeen via Ellon Road and travel ahead, continuing straight across the AECC roundabout. At the next roundabout take the first exit onto the B999, passing through Potterton and Whitecairns. Continue to the fork in the road, taking the exit to the right, leaving the B999. Travel for a short distance before turning right into Tillery. Follow the road round until you see the property on the left hand side, named Beechgrove / Thistlehead at the end of the driveway.

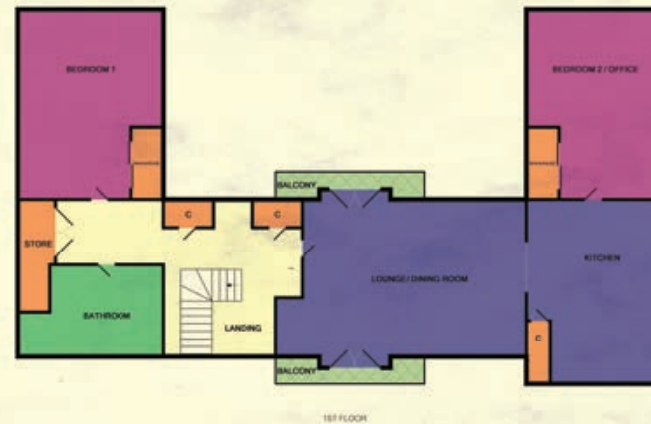








House
• Approx. 470m²



Stable Block
• Approx. 213m²