



Knaven House
Maud, AB42 5SU

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Dining area



Lounge



Lounge

Knaven House Maud, AB42 5SU

Immaculately presented four bedroom converted schoolhouse

- Tastefully decorated throughout
- Striking lounge and dining area with period features
- Fantastic snug with office space above
- Bespoke kitchen with space to seat 8 people
- Set in 0.5 acre grounds with stunning country views



Four beds.



Two bathrooms.



Four public rooms.

Immaculately presented four bedroom converted schoolhouse

Built circa 1870 using local granite, Knaven School opened its doors for the first time on 20th April 1875 and remained as a school until its doors were closed on 18th September 1970. Extended in the early 1900's and again in the 1940's, Knaven House is now a substantial dwelling with spacious and versatile accommodation across two floors.

Sympathetically improved and updated over the years, this stunning family home blends traditional features with modern comforts. The striking walled garden and idyllic rural location with far reaching countryside views makes this property the perfect peaceful retreat to call home.

There is an effective oil fired central heating system with new boiler fitted in May this year.

Several windows are arched and all have been replaced by double glazed sash and case units, hand made by a local craftsman. There is decorative plasterwork and extensive use of natural wood including panelled doors, panelling to dado height, picture rails and double height moulded skirtings.

The stylish kitchen features free standing furniture and there are contemporary bathrooms including a luxurious shower room.



Kitchen



Snug



Office



Master bedroom

The layout of the property includes an entrance porch which opens to a wide and welcoming hallway with stairs to the upper floor and access to two storage cupboards.

The lounge and dining area is on a split level, divided by a wooden balustrade, it has arched windows on three aspects and a feature fireplace with multi fuel stove, which creates a truly striking room to relax or entertain.

A snug is next door, this too with wood burning stove and has a staircase to an upper galleried room which is presently used as an office/cinema but equally suitable as a guest bedroom or den.

The bespoke, country kitchen is truly the heart of this home with charming free standing units providing ample storage and worktop space. There is ample space for a sizeable dining and chairs with windows on two aspects flooding the room with lots of natural light.

An extremely large utility room, access from the entrance hall, has space for a multitude of laundry equipment and additional storage. There is a door which opens out to the garden.

The ground floor is completed by a stylish bathroom, shower room and bedroom four, which would equally make a fantastic additional office space, playroom or home gym.

Upstairs, there are three well proportioned double bedrooms, all with spectacular views and a good sized storage cupboard off the landing.

Knaven House sits centrally in walled garden grounds that extend to some 0.5 acre which are mainly laid to lawn, with areas of gravel cover and raised vegetable beds. There are wrought iron gates to the front and double wooden gates to the side, a large coal cellar, storage shed and the original bike shed is now a garden store.

To the rear of the property there is a fantastic decking area, which has ample space for multiple items of outdoor furniture. A fire pit inset within the decking is a great spot to gather of an evening.

Driveway parking for several cars, secured by wrought iron gates.

Property sold with all fitted floor coverings and blinds. Some lights are available by separate negotiation.



Bathroom



Exterior

Accommodation and plans

Lounge/dining area	17'6" x 34'2"	5.34m x 10.42m
Snug	13'1" x 13'8"	3.99m x 4.17m
Kitchen/breakfast room	19'1" x 13'8"	5.82m x 4.17m
Utility room	9'7" x 13'10"	2.92m x 4.22m
Bathroom	11'8" x 7'3"	3.56m x 2.21m
Bedroom four	12'9" x 13'9"	3.89m x 4.19m
Master bedroom	12'3" x 13'9"	3.73m x 4.19m
Bedroom two	11'11" x 10'11"	3.63m x 3.33m
Bedroom three	11'11" x 10'1"	3.63m x 3.07m
Office (above snug)	13'8" x 8'7"	4.17m x 2.62m



Directions

Travelling northwards from Aberdeen on the A90, bypass Ellon and turn left at the first roundabout on to the A948 towards New Deer. Continue through Auchnagatt then turn left towards Knaven. Turn right at the crossroads and Knaven House is on the left hand side.

Location

Knaven is a small hamlet situated in the heart of rural Grampian, close to the villages of Maud, New Deer and Auchnagatt. It is also within easy reach of Turriff and Ellon and within commuting distance of Aberdeen and the airport. Maud and New Deer have a range of amenities including general stores, medical and community facilities, banks, nurseries and playgroups and there are primary schools in both villages. Older children attend Mintlaw Academy. Both Old Meldrum and Methlick are close by and Inverurie is within ease commuting distance.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

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