

TOWER HOUSE

ROTHIENORMAN, INVERURIE, ABERDEENSHIRE



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Bespoke 4 bedroom detached country home with panoramic Bennachie Hill views. Around 24 acres in total, including garden grounds, grass field, woodland and two expansive detached garages.

Rothiernorman 0.2 miles ■ Inveruire 9 Miles ■ Aberdeen Airport 20 Miles

- 4 reception rooms. 4 bedrooms
- Stunning country landscape and panoramic views
- High-quality internal finishes and unique features
- Combination of garden, woodland and paddocks totalling 24 acres
- Triple garage with floored attic space
- Detached 2 storey garage with workshop

Galbraith

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SITUATION

The property is located approximately 4 miles from the village of Rothienorman which has a primary school and convenience stores and some independent retailers and also 4 miles from the village of Daviot which has a primary school, village hall, garden centre and village pub. The nearest hamlet Drum of Wartle has a garage with fuel and a shop. Oldmeldrum is the nearest town with a Co-op supermarket, two pubs, cafés and a selection of takeaway outlets. Meldrum House Country Hotel and Golf Club are easily reached. The town is also home to the historic Oldmeldrum Golf Club, where golf has been played for 125 years. Secondary schooling is at Meldrum Academy. Inverurie is an expanding and prosperous town situated in the valley of the River Don with 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, a Marks & Spencer 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.

DESCRIPTION

Tower House is a luxury detached family home located within a most private rural setting, yet just minutes from the village of Rothienorman and only around nine miles' drive to Inverurie. A truly stunning home with panoramic views of the open countryside and Bennachie Hill in the distance. Situated within approximately 24 acres of a mixture of garden grounds, woodland, and paddocks, this property offers the countryside lifestyle in abundance. The triple garage and further detached double garage and workshop are superb additions to the property and have been finished to the same high standards as the house itself.

Completed in 2012 by the current owners, Tower House offers a modern and low-maintenance home built to an exceptional standard. A high level of thought and care went into the design and overall presentation of Tower House, with views of the countryside commanding the aspect from most rooms. Internal joinery work has been mostly uniquely crafted, and the striking reception hallway with its grand oak staircase is testament to the meticulous workmanship on display throughout. Further striking features of this beautiful home include the vaulted ceiling in the principal bedroom, the beautiful stained-glass window on the staircase, and oak wall panelling in various locations.



Upon entering the front vestibule, a handy WC is located off to the side, and glazed double doors open onto the main reception hall, which can only be described as the true heart of the home. With its generous size, this area has become the social hub and dining room for the owners. Double doors lead through to the main sitting room—a beautifully presented and most generously proportioned space with large windows to maximise the views. The hexagonal-shaped bay window is a unique feature of the front 'tower'-shaped exterior.

Also accessed from the reception hallway is a second lounge, which is equally well presented and offers a warm, inviting space in which to relax and unwind. Double doors again lead to the dining kitchen, which features a comprehensive range of wall and base-mounted units. The large central island unit provides additional storage and worksurface space. Quality appliances are inset and integrated, with a large utility room adjacent. The utility room has an external door and a most handy WC.

Returning to the reception hallway, the split-level staircase leads to the upper hallway, which provides access to all bedroom accommodation and the main bathroom. The principal bedroom suite is truly stunning. The bay window has a delightful seating area from which to enjoy the panoramic views. There there is an en-suite shower room and a second en-suite with WC and sink, along with a large walk-in wardrobe.

The second expansive bedroom has also been exquisitely presented and features an en-suite shower room. There are two further equally spacious double bedrooms, both with built-in wardrobes. Completing the accommodation is a sizeable family bathroom with a separate shower enclosure. All en-suites and the bathroom are finished to a luxury standard, and there are ample storage cupboards throughout the home.

Tower House also offers a superb outdoor lifestyle. Not only has the house been crafted to a high specification, but the grounds also extend to around 24 acres and provide a wealth of opportunity. Early viewing is essential to appreciate the location of this stunning home and the potential on offer.



GARDEN GROUNDS

Tower House has a commanding presence within its rural landscape. Accessed from the main road via a private road with shared access to just a few other residences, the privacy afforded at Tower House is second to none. Easily maintained gardens of around 2 acres surround the property and are mainly laid to lawn. There is a large, tarred driveway which can accommodate several vehicles, with a turning point to the front of the house for ease. The octagonal-shaped, stone-built summer house provides a wonderful space in which to enjoy the gardens and views. An 11-acre paddock/field is fenced. The woodland area is also around 11 acres.

OUTBUILDINGS

Adjacent to the main house, there are two detached garage buildings offering a wealth of potential. Built with the original house in 2002, the double garage spans over two levels. On the ground floor, vehicle and pedestrian access is provided, with a large workshop space, and on the upper attic level there are three rooms, all with double-glazed windows. The detached triple garage was a later addition, built around 2015. This garage also has a fixed staircase with attic space. Both buildings have power and light.

ACCOMMODATION

Ground floor: vestibule with w.c off, reception hall/dining room, kitchen/dining room, utility room with w.c off, living room, sitting room.

First floor: principal bedroom incorporating a living area within the bay with ensuite dressing room/w.c and ensuite shower room, bathroom, bedroom 2 with ensuite shower room, 2 bedrooms

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private Water	Mains	Septic tank	Freehold	Oil Central Heating	Band G	D

POST CODE

AB51 8UP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/functions.name.giggled>

VIEWINGS

Strictly by appointment with the Selling Agents.

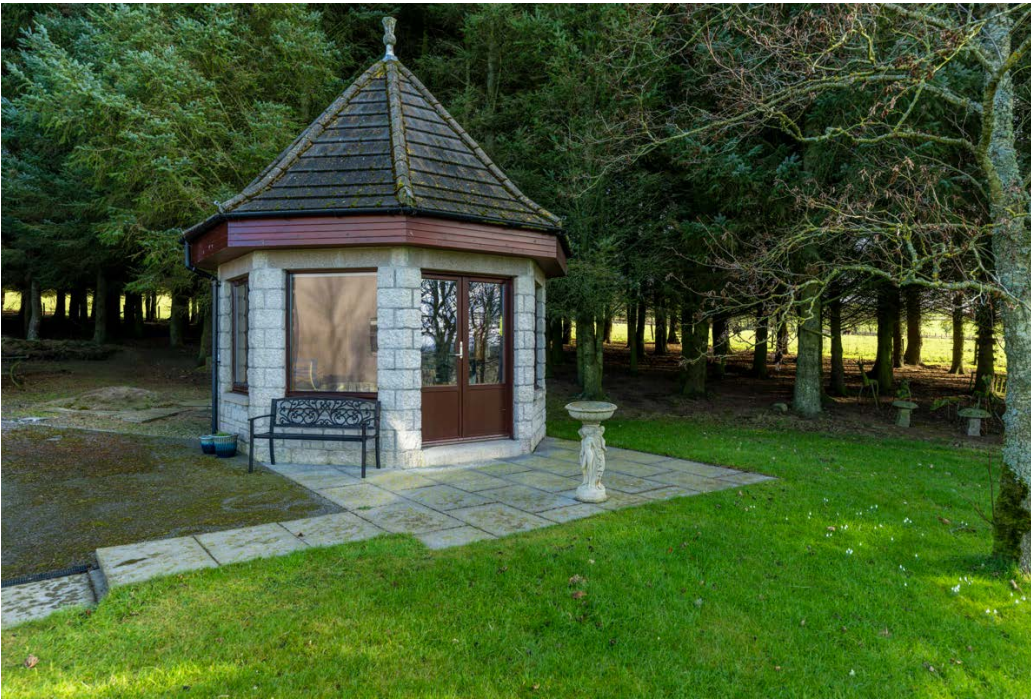
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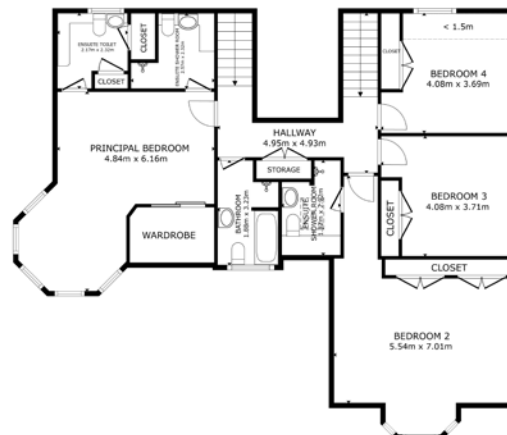
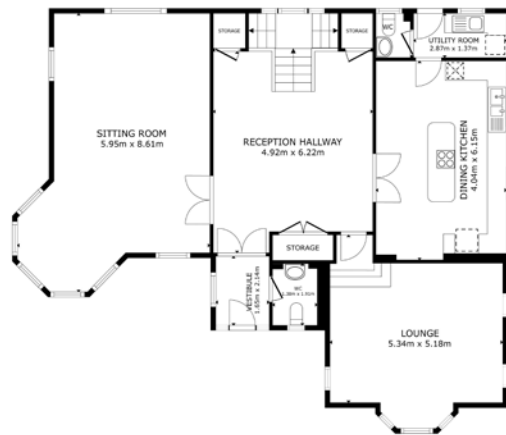
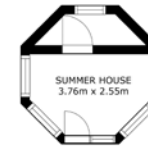
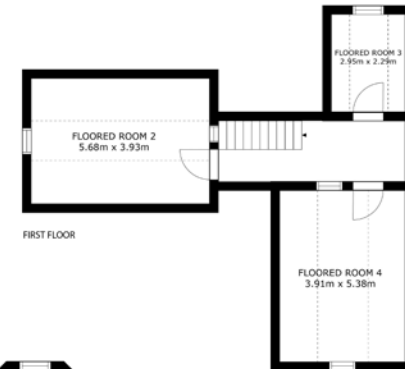
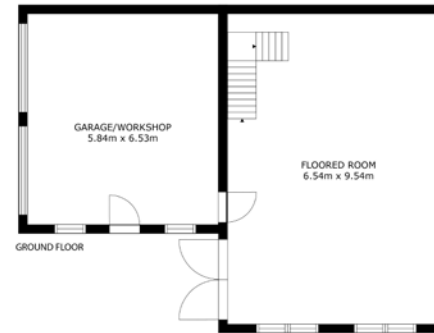
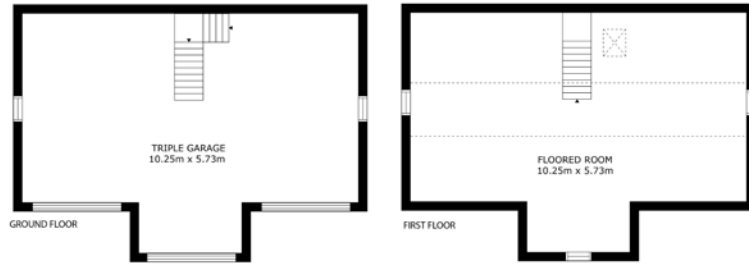
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 2024





TOWER HOUSE

GROSS INTERNAL AREA
GROUND FLOOR: 142.2 m², FIRST FLOOR: 126.1 m²
EXCLUDED AREAS : REDUCED HEADROOM 2.7 m²
TOTAL : 268.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith



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