

Galbraith

GLENECHT

ECHT, WESTHILL, ABERDEENSHIRE



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Wonderful Georgian family home set in beautiful garden grounds.

Westhill 7 miles ■ Banchory 7 miles ■ Aberdeen City 11 miles

- Impressive Georgian country house
- 3 reception rooms. 5 + 2 bedrooms
- Fine period features throughout
- Special traditional family home
- Walled garden & courtyard
- 1 acre of beautiful garden grounds



Galbraith

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 OnTheMarket



SITUATION

The village of Echt lies 11 miles west of Aberdeen and 7 miles from Westhill, Banchory & Inverurie. It is an especially desirable location for those working in and around Westhill and Aberdeen and for those wanting countryside living in a beautiful rural area village, with easy access to nearby towns.

Aberdeen City is a 20-minute drive and provides all the transport links, leisure, recreational and entertainment facilities expected from the oil capital of Europe. The mainline railway station provides a good service to Edinburgh and onwards to London, and Aberdeen International Airport provides both domestic and international flights. The airport can be reached by car comfortably within 20 minutes from Glenecht.

Amenities in Echt include a village shop and post office, a church, village hall, primary school and nursery, a first-class Indian restaurant, and a six-acre community park with playgrounds and playing fields. There are also many fine country walks nearby and a 9-hole golf course in the nearby Dunecht Estate. Within a 10-minute drive are three historic National Trust properties, Castle Fraser, Crathes Castle, and Drum Castle, all offering lovely woodland walks, gardens, nature trails and play areas.

Schooling is provided at Echt Primary School as well as the nursery, both a short walk from the property, whilst secondary education is catered for at the modern Alford Academy. Private education is available in Aberdeen at Robert Gordon's, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen, all easily reached within a 30 minute drive.



DESCRIPTION

Glenecht is a fine period Grade B Listed Georgian family home, dating back to 1805 and stands proudly amongst beautiful gardens and grounds of around 1 acre. Formerly the Manse of Echt and sitting on the outskirts of the village, known as South Kirkton of Echt, this stunning country house has been exceptionally well maintained by the present owners for over 30 years and is presented to the market in exceptional condition. The accommodation is arranged over three floors and extends from the rear, creating an abundance of space and plenty of scope for multi-generational living if one requires. The house retains many of the period features one would expect including fireplaces, tall sash & case windows and imposing high ceilings, whilst also offering comfortable modern family living.

One enters through the front porch into the main reception hall. This welcoming entrance provides individual access to all the principal rooms on the ground floor. To one side there is the formal drawing room, a beautiful warm room with open fire and three tall windows. To the other side is the formal dining room, again with an open fire flanked by tall windows and a comfortable formal ambience for entertaining.

The wonderful open-plan dining kitchen/family room, warmed by the Aga and the woodburning stove, is the real heart of this delightful country home and benefits from bespoke 'Neptune' units, solid wood worktops, Neff oven, induction hob and Bosch dishwasher. With ample space to cook, dine and relax this is a charming space for all to enjoy.

A cloakroom is conveniently located on the ground floor and an office room overlooks the garden, offering a quiet and private space to work from home. The laundry room is a practical room with space for various appliances and leads through to the garden room.



The garden room is a beautiful room flooded with natural light and with doors opening to the sheltered south-facing courtyard garden. This room is incredibly versatile and spacious with stairs leading up to a further home office room on the first floor.

The original principal staircase leads to the first floor landing and in turn to the bedroom accommodation. The principal bedroom has a southwest aspect and enjoys built in wardrobes and an ensuite bathroom with underfloor heating. Furthermore this bedroom has a dressing room. Bedroom two has a lovely outlook over the rear garden and has an original fireplace. Completing the accommodation on the first floor are three further double bedrooms, one with an adjoining dressing room or nursery, and there is the modern family bathroom with underfloor heating as well as a further, separate W.C. & shower room. A further stair leads to the second floor where there are two loft/office rooms, also suitable for extra bedrooms.

ACCOMMODATION

Ground Floor: Porch, reception hall, sitting room, dining room, dining kitchen/family room, cloakroom, laundry room and office. Garden room and home office.

First Floor: Principal bedroom with ensuite bathroom and dressing room. Bedroom 2, bedroom 3 with dressing room, bedroom 4 and bedroom 5. Family bathroom. Separate shower room & W.C.

Second Floor: Two loft/office rooms/bedrooms.

GARDEN GROUNDS

To the south side of the house is a sheltered garden and courtyard garden ideal for sitting out during the warmer months and the well-stocked flower beds & borders make for an idyllic setting. Also lying adjacent to the house and accessed from the laundry room is the kitchen garden with raised beds for vegetables, fruit and flowers and a paved area for al fresco eating.

To the north side is the outstanding walled garden with fruit trees on south facing walls, deep flower beds and a large lawn with a charming old apple tree. Continuing round to the east side behind the outbuildings is an area of grass, fully fenced and with a scattering of mature trees. This area also has a polytunnel, wood storage and compost area.

Glenecht enjoys an in and out driveway, with the entrances to the north and south, both flanked by granite stone pillars. Parking is available on the drive to the front of the main house and along the south and east boundaries. A gate leads from the SE onto a delightful, grassed country lane.

OUTBUILDINGS

Adjoining the main house, and accessible internally through the garden room, are various traditional outbuildings. There is a workshop, a garage with double doors (formerly the cart shed), various storage rooms and the original stables. There is also the charming former Groom's Room which is used as a potting shed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Glenecht	Mains	Mains	Septic Tank	Freehold	Oil Heating	Band H	Band F

We understand Glenecht benefits from excellent wifi speed of around 50Mbps.

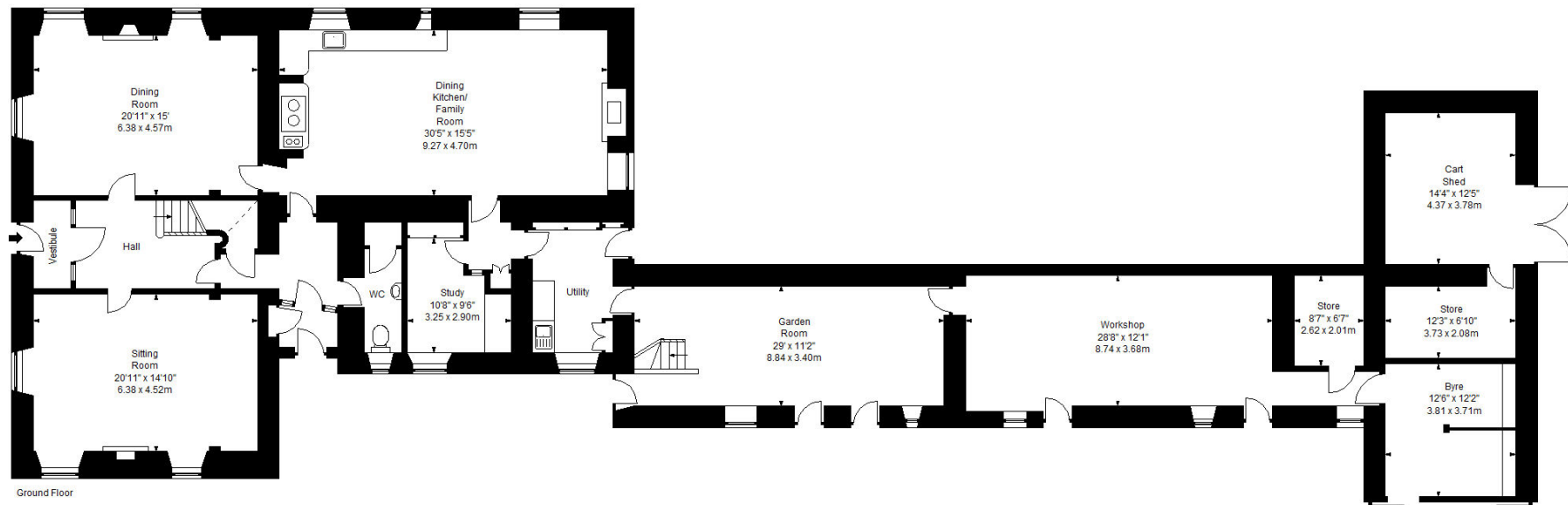




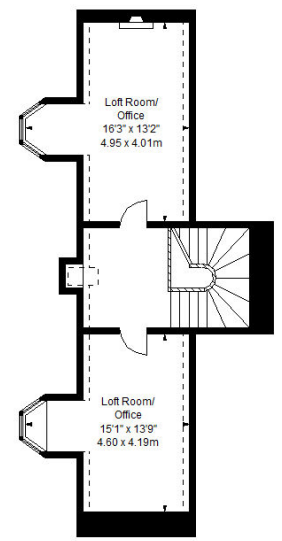
Glenecht,
 Echt,
 Westhill,
 Aberdeenshire, AB32 7AB



Approx. Gross Internal Area
 5978 Sq Ft - 555.36 Sq M
 (Including Workshop, Byre,
 Cart Shed, Stores & Stable,
 Grooms Room)
 For identification only. Not to scale.
 © SquareFoot 2023



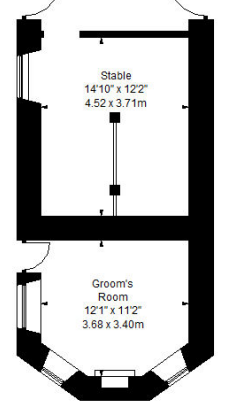
Ground Floor



Second Floor



First Floor



DIRECTIONS

From Aberdeen travel on the A944 towards Westhill. On approaching Westhill take the B9119 sign posted Tarland. Continue along this road for approximately 6 miles, continuing through Garlogie, following the signs for Echt. Upon entering the village, turn left at the church signposted 'B977 Banchory'. Glenecht is a short distance ahead on the left hand side as indicated by our "For Sale" sign.

If you are approaching Glenecht from the South please use the South entrance. If you are approaching from Echt village from the North, please enter from the North entrance. Both entrances are indicated by a 'For Sale' sign.

POST CODE

AB32 7AB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

North Entrance ///telephone.encrypted.binds

South Entrance ///advantage.speeds.scornful

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Photographs taken between 2018 and 2023. A majority of the outdoor photos were taken in 2018 and there may be some small differences to the outdoor space. Internal photos taken in 2023.







Galbraith



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