

Tower House

Rothienorman | Inverurie | Aberdeenshire



Galbraith



A beautifully designed bespoke four-bedroom detached country home enjoying breathtaking panoramic views of Bennachie Hill. Set within approximately 24 acres, the property includes landscaped garden grounds, open grass fields, mature woodland, and two substantial detached garages.



Rothienorman 0.2 miles | Inverurie 9 miles | Aberdeen International Airport 20 miles

(All distances are approximate)

3 reception rooms. 4 bedrooms

Stunning private location

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 enjoys a peaceful rural setting while remaining conveniently close to a range of local amenities. It is situated approximately 4 miles from the village of Rothienorman, which offers a primary school, convenience stores, and a selection of independent retailers. A further 4 miles away lies Daviot, home to a primary school, village hall and a traditional village pub. The nearby hamlet of Drum of Wartle provides a local garage with fuel and a shop for everyday essentials. The closest town is Oldmeldrum, which offers a Co-op supermarket, two pubs, cafés, and a variety of takeaway outlets. The highly regarded Meldrum House Country Hotel and Golf Club is also within easy reach, while the town is home to the historic Oldmeldrum Golf Club, where golf has been played for over 125 years. Secondary education is available at Meldrum Academy. Inverurie, a thriving and expanding town set in the valley of the River Don, offers excellent road and rail connections north and south, including to Aberdeen, Dyce, Huntly, and Inverness. The town provides an excellent health centre integrated with the local hospital, several large supermarkets, a Marks & Spencer food hall, a swimming pool, community centre, and a wide range of leisure facilities including golf, tennis, and bowling. Outdoor pursuits are well catered for in the surrounding area, with hillwalking particularly popular. Numerous scenic routes can be enjoyed nearby, including those at the renowned Hill of Bennachie.

The Rothienorman area is particularly well regarded for its excellent equestrian facilities and strong local horse community, making it highly attractive to those with an interest in riding and country pursuits. A number of established centres are within easy reach, including Ladymire Equestrian Centre and NMW Riding Academy, both offering professional tuition, indoor and outdoor arenas, and regular training clinics and competitions. The surrounding area also provides a wide choice of well-equipped livery yards catering for full, assisted, and DIY arrangements. In addition, the property benefits from access to excellent hacking, with an abundance of quiet country lanes, farmland tracks, and woodland routes typical of rural Aberdeenshire, allowing for enjoyable off-road riding with minimal traffic. Combined with an active network of local riding clubs and regular equestrian events, the area offers an outstanding setting for both leisure and competitive riders alike.



Rothienorman is well placed for commuting. The village lies within convenient driving distance of Inverurie, which provides regular rail services and onward connections, and is approximately 20 miles from the city of Aberdeen, making it an accessible base for those working in the city and surrounding business hubs. Aberdeen International Airport is also readily accessible, offering a range of domestic and international flights, ideal for business and leisure travel. The surrounding road network allows for straightforward travel north and south, ensuring Rothienorman combines the benefits of rural living with excellent connectivity.

Description

Tower House is an exceptional luxury detached family home, set within a highly private rural location just minutes from Rothienorman and approximately nine miles from Inverurie. Enjoying breathtaking panoramic views across open countryside towards the iconic Hill of Bennachie, the property extends to around 24 acres of beautifully varied grounds, including garden areas, woodland, and paddocks. This exceptional setting not only offers privacy and tranquillity, but also presents superb potential for equestrian use, with ample space for stabling, grazing, and the creation of further facilities if desired. The land is equally rich in natural appeal, attracting an abundance of local wildlife and providing a peaceful haven for nature lovers. Complementing the home are a substantial triple garage and a further detached double garage with workshop, all finished to an equally high standard.

Completed in 2012 by the current owners, Tower House has been thoughtfully designed to provide a modern, energy-efficient, and low-maintenance home of outstanding quality. Great care has been taken in both design and finish, with bespoke internal joinery and a layout that maximises the stunning surrounding views from most rooms. The impressive reception hallway, centred around a magnificent oak staircase, immediately showcases the craftsmanship throughout. Additional standout features include a vaulted ceiling in the principal bedroom, an elegant stained-glass window on the staircase, and beautifully crafted oak wall panelling. The accommodation is both generous and highly versatile. A welcoming vestibule with WC leads through glazed double doors into the striking reception hall an expansive and sociable space that forms the heart of the home. From here, double doors open into the main sitting room, a beautifully proportioned and light-filled space featuring large windows and a distinctive hexagonal bay that reflects the home's characterful 'tower' design. A second lounge offers a warm and inviting retreat, while the dining kitchen is comprehensively fitted with quality wall and base units, a central island, and integrated appliances. A spacious utility room with external access and an additional WC adds further practicality.

Upstairs, a split-level staircase leads to a bright upper hallway providing access to all bedrooms. The principal suite is particularly impressive, with a bay window seating area perfectly positioned to take in the far-reaching views, along with two en-suite shower rooms and a generous walk-in wardrobe. A second large bedroom also benefits from an en-suite, while two further well-proportioned double bedrooms feature built-in storage. A stylish family bathroom, complete with separate shower enclosure, serves the remaining rooms. All bathrooms and en-suites are finished to a high specification, and excellent storage is provided throughout.

Externally, Tower House offers an outstanding lifestyle opportunity. The extensive grounds provide not only privacy and natural beauty, but also significant flexibility for a range of uses, from equestrian pursuits to further landscaping or leisure development. Surrounded by open countryside and rich in wildlife, this is a rare opportunity to enjoy a truly special rural lifestyle without compromising on accessibility. Early viewing is highly recommended to fully appreciate the quality, setting, and potential of this remarkable home.

Option 1 - Tower House & Land

This includes Tower House, outbuildings and 24 acres of land.

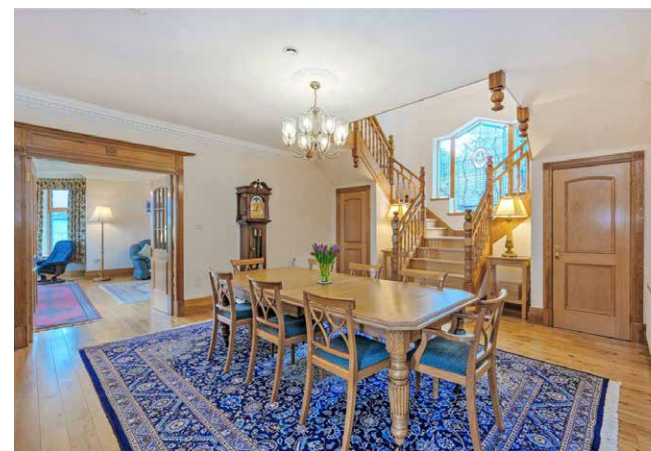
Option 2 - Tower House Only

This option is for Tower House, garden grounds of around 2.8 acres and outbuildings only.

Garden Grounds

Tower House enjoys a commanding and picturesque position within its surrounding rural landscape, approached via a private road shared with only a small number of neighbouring properties, ensuring a high degree of peace, privacy, and exclusivity. The immediate gardens include stretch to around 2.8 acres and consist of mature lawn and the woodland directly behind the house.. A large, tarred driveway offers ample parking for multiple vehicles and incorporates a convenient turning area to the front of the property.

A particularly charming feature is the octagonal stone-built summer house, which provides an ideal vantage point from which to relax and take in the beautifully kept gardens and far-reaching countryside views. Beyond the formal gardens, the land truly comes into its own. An impressive fenced paddock of around 10 acres offers excellent grazing and is ideally suited for equestrian use, providing the opportunity to keep horses quite literally on your doorstep. The layout of the land lends itself perfectly to the addition of stables or further equestrian facilities, allowing for a highly practical and enjoyable setup for horse owners.



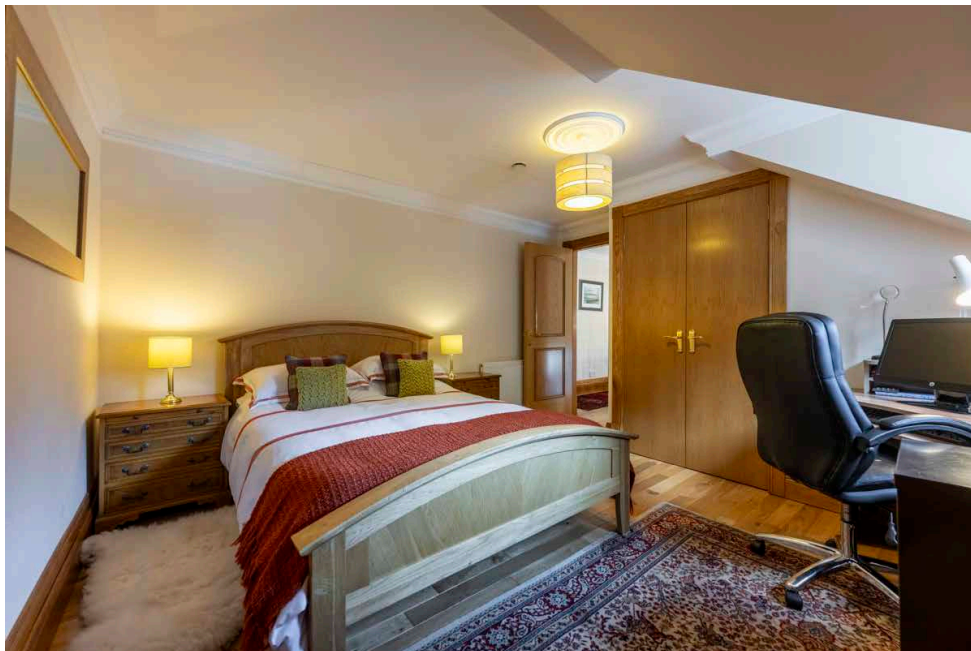
In addition, a further 11 acres of established woodland enhances both the privacy and natural appeal of the property, creating a haven for wildlife and offering opportunities for leisurely walks and riding within your own grounds. The combination of open grazing land and woodland makes Tower House an exceptional choice for those seeking an equestrian lifestyle, where horses can be easily managed close to the home while enjoying the freedom and tranquillity of the surrounding countryside.

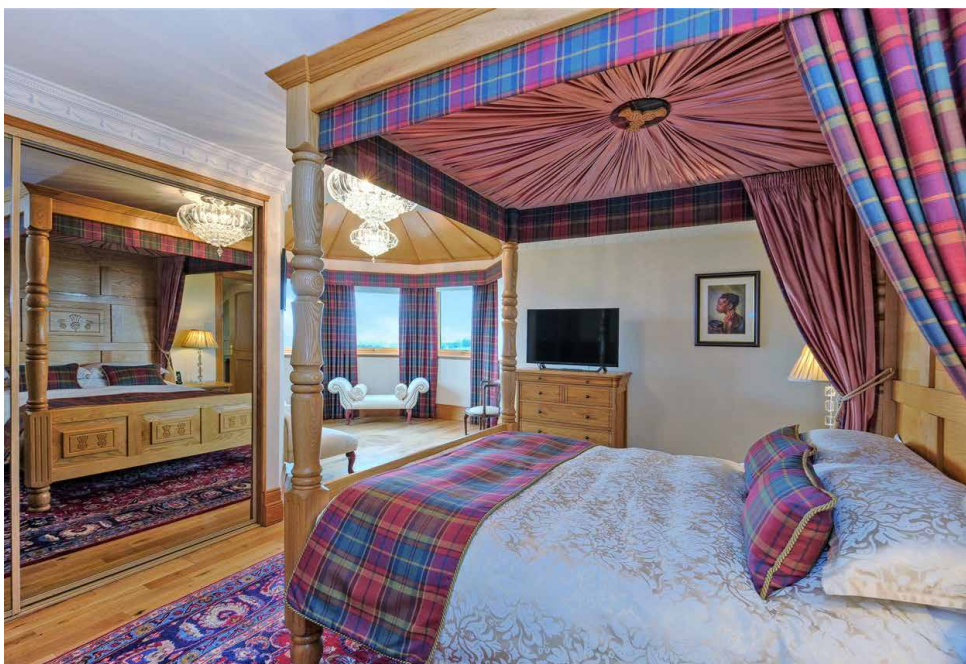
Outbuildings

Adjacent to the main residence are two substantial detached garage buildings, both offering exceptional versatility and significant potential for a range of uses. The original double garage, constructed in 2002 alongside the house, is arranged over two levels and provides both vehicular and pedestrian access at ground floor level, together with a generous workshop area ideal for storage, hobbies, or practical use. Above, the first-floor attic space comprises three well-proportioned rooms, each with double-glazed windows, offering excellent potential for use as home offices, studio space, ancillary accommodation, or further storage.

The second building is a detached triple garage, added circa 2015, which further enhances the functionality and flexibility of the property. This too benefits from a fixed staircase leading to a spacious attic level, providing additional adaptable space. Together, these buildings offer outstanding scope for a variety of purposes, including small business use, creative studios, or conversion potential for ancillary accommodation, subject to the necessary consents.

Both buildings are fully equipped with power and lighting, ensuring they are immediately usable and highly practical. Their scale, layout, and separate access potential make them a rare and valuable asset, particularly for those seeking workspace alongside home life in a rural setting.





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

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Aberdeenshire Council	Band G	Band D

Services

Private water supply | Mains electricity | Private drainage (septic tank) | Oil central heating

Directions



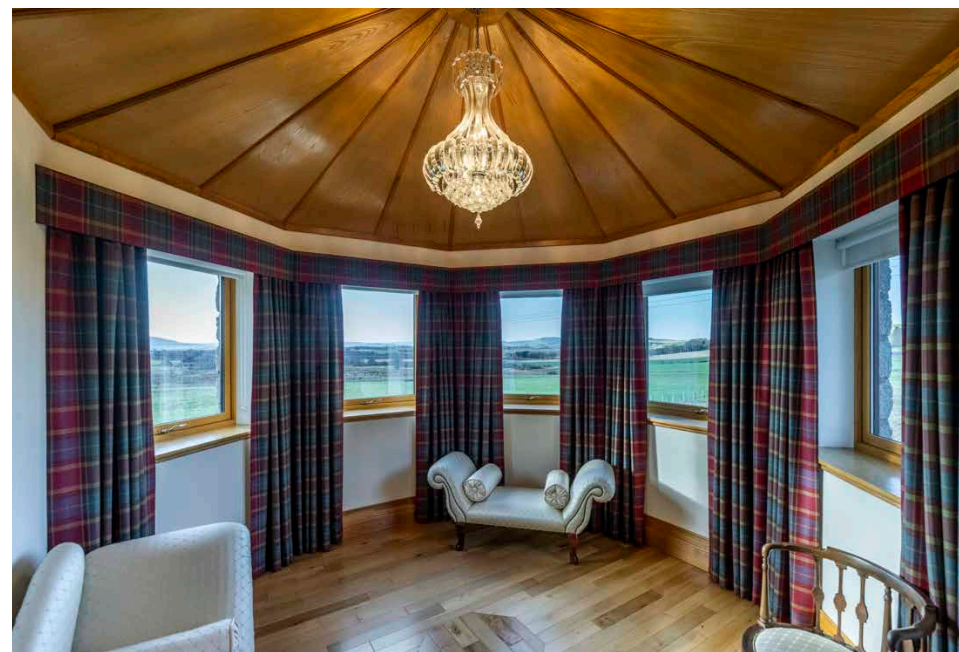
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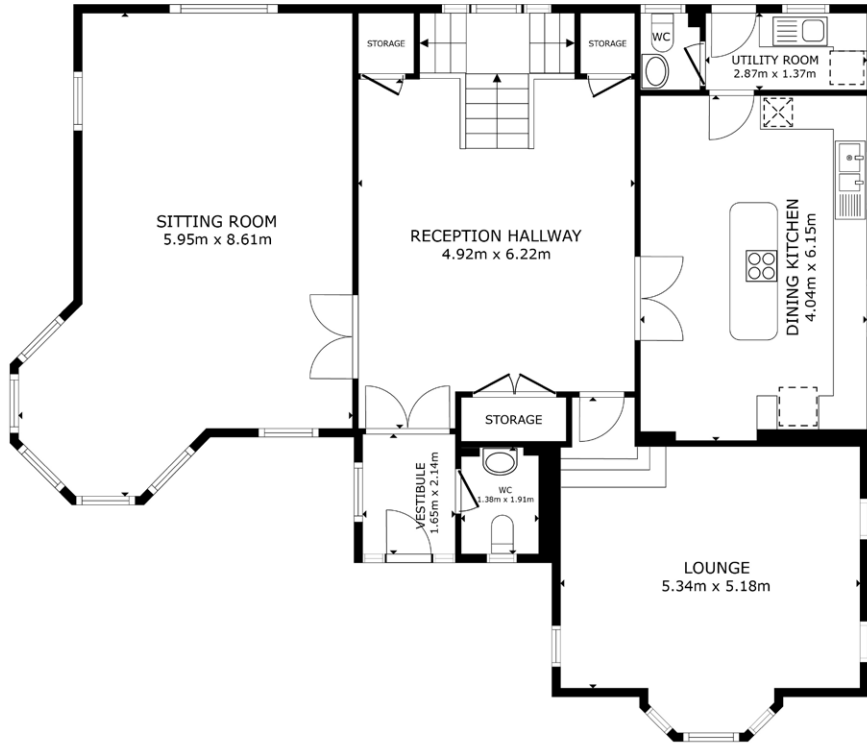
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Viewings

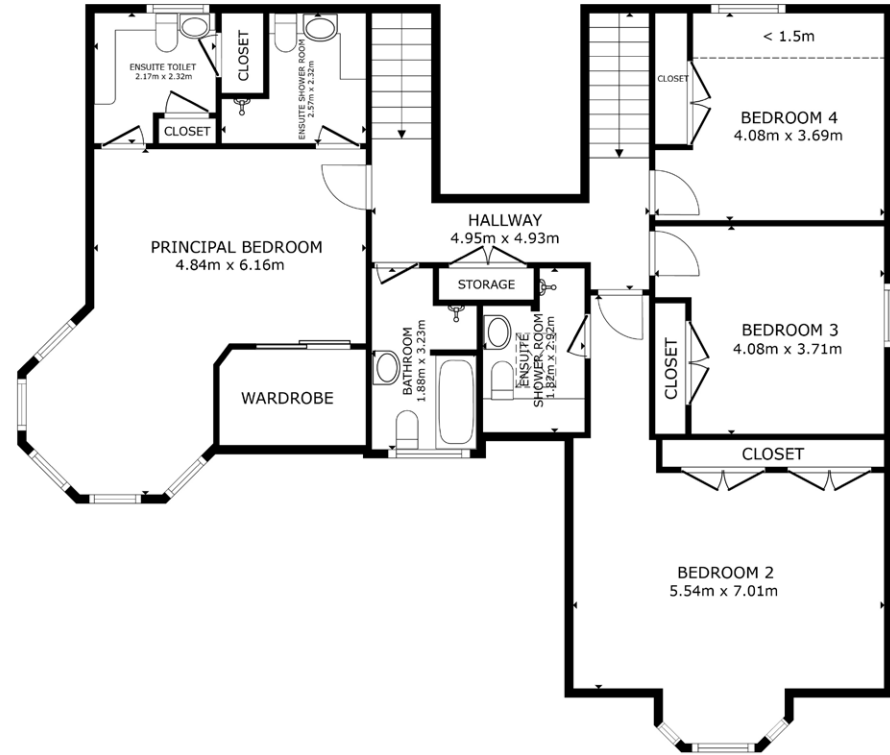
Strictly by appointment with the Selling Agents.







GROUND FLOOR

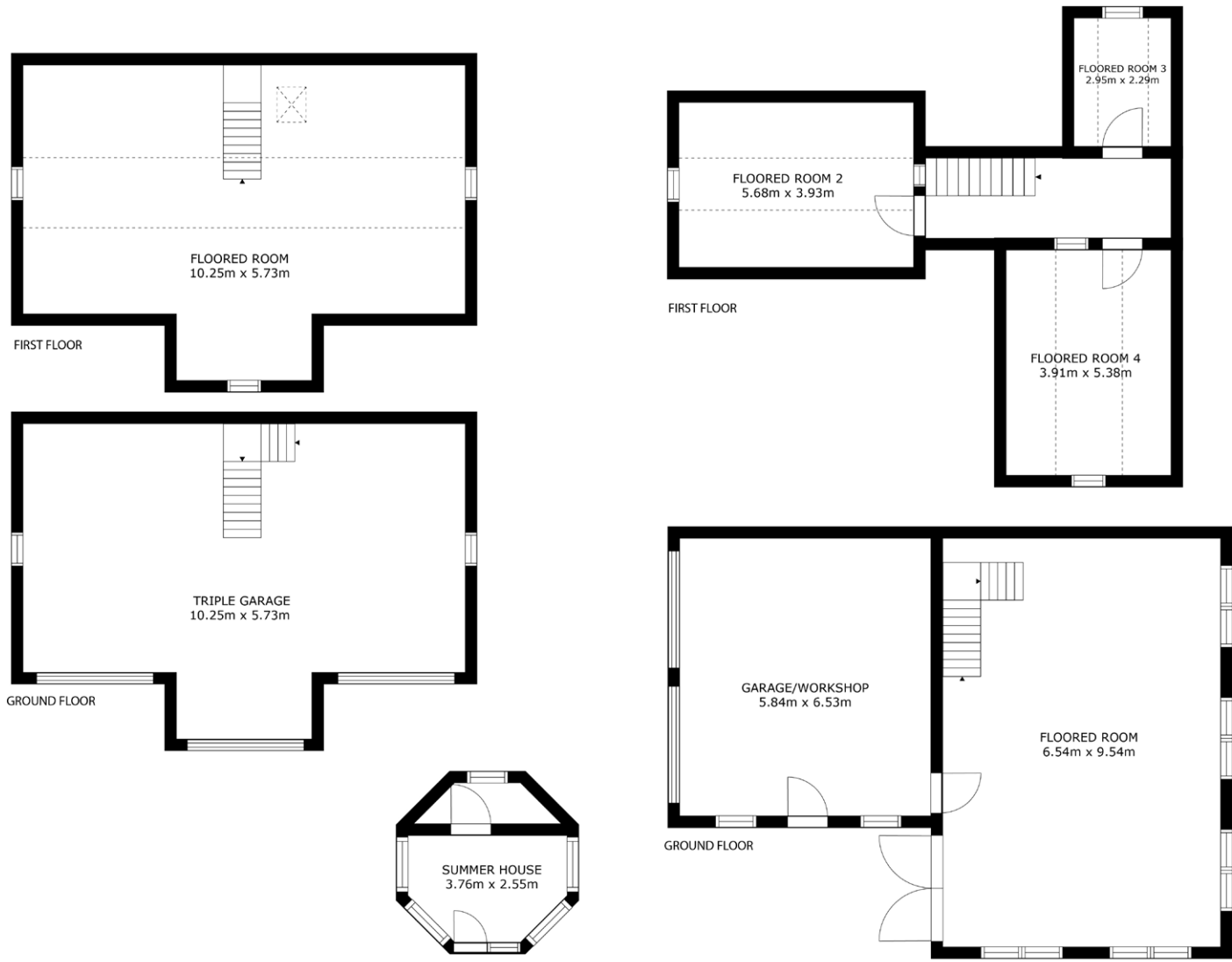


FIRST FLOOR

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.





TOWER HOUSE

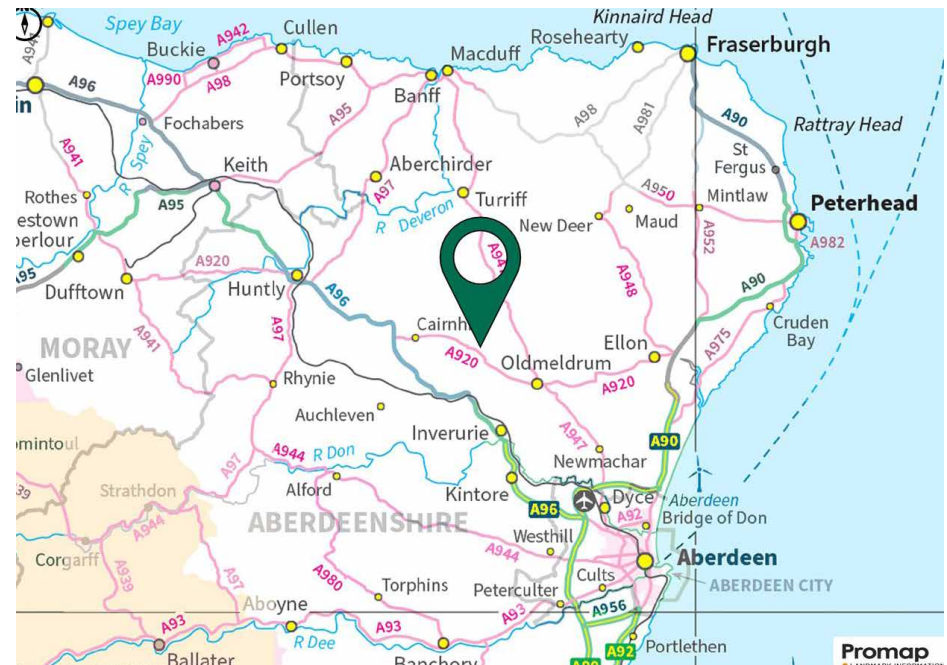
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ANTI MONEY LAUNDERING (AML) REGULATIONS: Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money 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. 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





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