



THE STABLES

WARDHOUSE ESTATE, INSCH



THE STABLES, WARDHOUSE ESTATE, INSCH

Outstanding 5 bedroom detached Grade B former Stables in a beautiful countryside location.

Insch 4 miles ■ Huntly 9 miles ■ Aberdeen City 32 miles

- 2 reception rooms. 5 bedrooms
- Grade B Listed former Stables
- Outstanding family home
- Double garage & timber clad store
- Architecturally award winning home
- Beautiful countryside location & views



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 OnTheMarket



SITUATION

Warehouse is very peaceful and the perfect location to embrace rural living while maintaining easy access to local services. The elevated location of the Stables provides stunning views over the surrounding rolling farmland and beautiful countryside.

Local primary schooling is available at Kennethmont Primary School (1.5 miles), and Inch. In addition to the Private schools in Aberdeen (Robert Gordons College, Albyn, St Margarets and ISA), Secondary schooling is also available at the Gordon Schools in Huntly and in Inverurie.'

The charming village of Inch lies 4 miles (10 mins) to the east of the Stables, on the way to Aberdeen. Inch is a mainline station on the Aberdeen to Inverness railway line, reaching Aberdeen in 38 minutes. The village is also connected by regular bus service north to Inverness and south to Aberdeen. Inch is a thriving local hub, well-served by two small supermarkets, an excellent local medical centre, a small but well-equipped leisure centre and a variety of local shops and facilities.

10 miles beyond Inch on the way to and from Aberdeen is the large market town of Inverurie, providing an even wider range of supermarkets, shops and facilities. These include the newly built Academy with extensive community sports facilities, included in which is a brand new 6-lane training pool and warm water baby pool.

9 miles (20 mins) to the North is the historic market town of Huntly. Also served by the main Aberdeen to Inverness Railway line, Huntly has two major supermarkets and an excellent range of shops and leisure facilities, including a swimming pool and dry ski facility. 9 miles (20 mins) to the South is Alford with similar facilities to Huntly, including a brand new community sports facility, part of which is a 4 -lane swimming pool and a further dry ski slope.



DESCRIPTION

The Stables dates back to 1860 and was the stable block for Wardhouse, an 18th Century Palladian mansion. In 2008, The Stables was sensitively and elegantly converted into a unique and wonderful family home. DF Acanthus Architects drove the vision and design for the conversion winning two architectural awards from Aberdeenshire Council, gaining distinction in both conservation and change of use categories. From the moment you step into The Stables the sense of quality, space and natural light are evident and special original features of the home can be noted including a stable bay wall, the steps up to the hay loft and a glass floor in the vestibule showcasing the original stone flooring. The property was then extended in 2015 to introduce a second sitting room/family room with bifold doors opening onto a deck area, perfect for seating and BBQs and taking full advantage of the amazing vistas. The far reaching views take in Dunnydeer, Bennachie, the Suie, Tap O'North and the Buck. Here you will also find the Wood fired cedar wood hot tub built into the decking area.

As one enters the home, the vestibule has the glass floor showcasing the original stone flooring, offering a striking entrance to the property. The huge stable and carriage doors are now both enormous windows in the dining hall and sitting room, showcasing the stunning views over the hills. The dining hall is central to the house and can comfortably seat 14 people offering an interesting and warm entertaining space. Continuing through to the main sitting room, this superb public room has a wood burning stove and a bespoke built in bookcase. The second sitting room, perfect as a family room, has a wall of glass and bifold doors opening out to the raised garden decking, bringing the outdoor in and offering a continuous and extended amount of family living space during the warmer months. This room also has a wood burning stove. The luxury bespoke kitchen was hand crafted and installed in 2015 by Patterson's of Oldmeldrum. A beautiful design and quality, with central island, corian worktops and an induction Falcon 1092 DELUXE range cooker and Quooker boiling water tap. The island offers a wholesome family gathering and dining space. Adjacent to the kitchen is an inner hall which leads to the extremely useful utility room, a separate cloakroom and has a door to the integral double garage. To complete the accommodation on the ground we have 2 generous double bedrooms. These bedrooms are both exceptionally spacious and enjoy bespoke built in wardrobes and storage. Located perfectly between these bedrooms is the main family bathroom with large bath and white traditional suite.

Continuing to the first floor landing, you will find the principal bedroom; a bright room with several windows and excellent built in wardrobe space. This bedroom has a luxury ensuite shower room adjacent and together are a bright and spacious suite. There are two further double bedrooms located on this level, together with a shower room.

ACCOMMODATION

Ground Floor: Vestibule, dining hall, sitting room, family room and kitchen. Bedroom 4, Bedroom 5, Bathroom, Utility room and Cloakroom.

First Floor: Principal bedroom with ensuite shower room, bedroom 2, bedroom 3 & shower room.

GARDEN GROUNDS

The Stables sits in extensive garden grounds mostly laid to lawn with borders and mature shrubs. With a southerly aspect, and positioned to maximise the open countryside views, the extensive decking area with glass balustrades offers a super outdoor area. The Wood fired cedar wood hot tub built into the decking area, will remain as part of the sale, as will the children s shepherd hut.

OUTBUILDINGS

There is an impressive integral double car garage with sealed and painted concrete floor, equipped with full power and light. The garage has built in units offering a workshop space and has an external pedestrian door to the rear of the house.

Adjacent to the garage is a timber clad, fully insulated 8m x 4m store, currently used as a gym and for supplementary storage. This building sits on a sealed concrete pad and was designed to be easily upgraded (with necessary consents) to function as additional accommodation as required. Fully insulated, with multiple power outlets around the structure, straightforward connections to water supply from the adjacent garage and waste disposal into the septic tank in the back garden easily achieve this. The building is accessed by a side pedestrian door and double, south facing doors. An additional 4m x 2m timber outbuilding houses the oil tank and stores ancillary garden equipment.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil Fired	Band G	Band C

We are advised by the seller that 33 mbps internet is provided through EE 4G router. Underfloor heating to the ground floor. Radiators to the first floor. Replacement boiler installed 2022.

Mains electricity is supplemented by a 6kw Proven Wind Turbine under a Feed-In Tariff arrangement, located discreetly within the garden grounds.

DIRECTIONS

Travel from Aberdeen on the A96 towards Huntly. Turn Left at the Oyne Fork on to the B9002, signposted towards Insch and follow the B9002 past Insch. 2 miles past Insch, do not follow SATNAV or the sign to Wardhouse. Instead, continue along the B9002 for another 2 miles, passing the Norvite Farm Supplies warehouse on your right. A further 400m past Norvite on your right hand side is the entrance to Wardhouse Estate past the Gate Lodge. Continue along the drive, crossing the railway bridge and up the hill for another 800m until you see a sign to your left for the Stables.

POST CODE

AB52 6YL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///simmer.shuffle.verges

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. 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 June 2024.





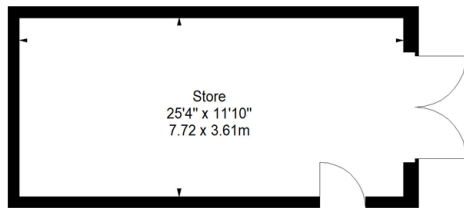
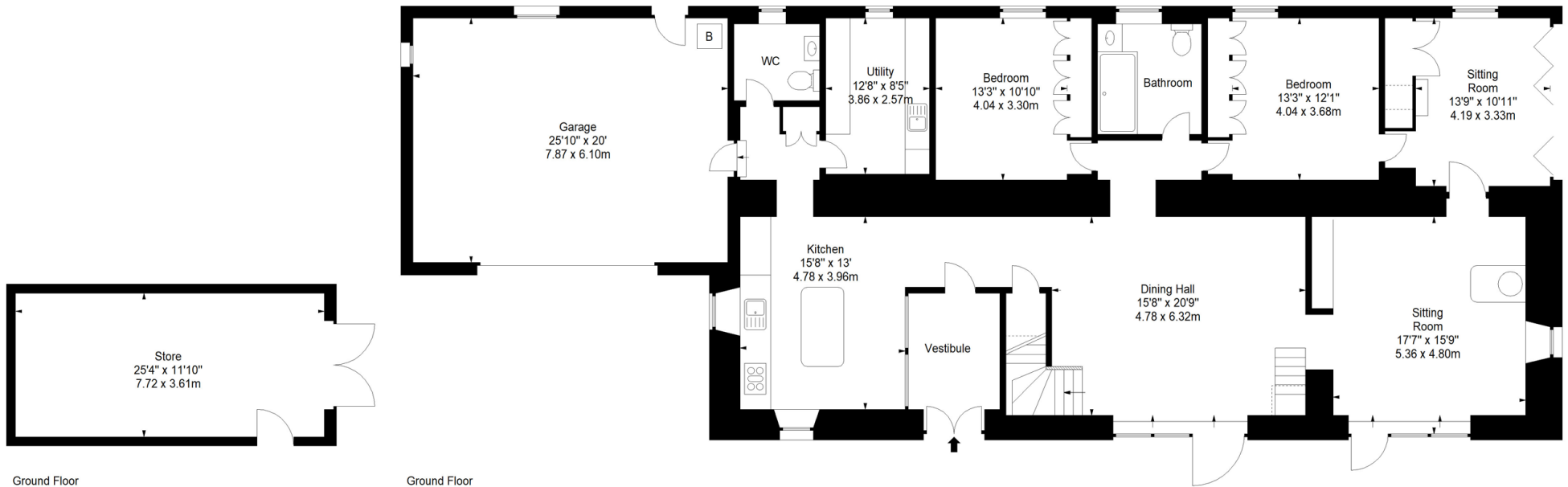
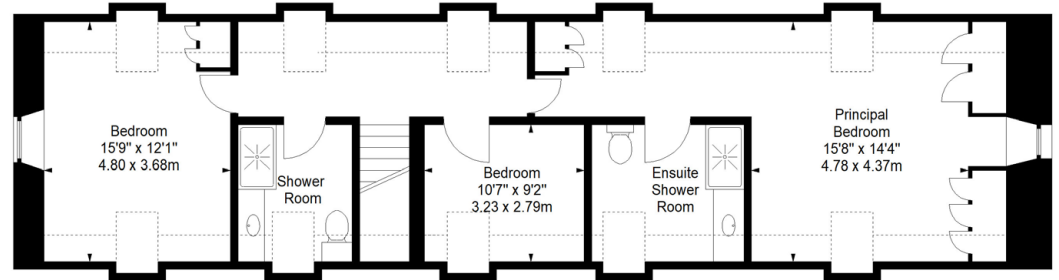
**The Stables,
Warehouse,
Insch,
Aberdeenshire, AB52 6Y1**



Approx. Gross Internal Area
3685 Sq Ft - 342.34 Sq M
(Including Garage)

Store
Approx. Gross Internal Area
302 Sq Ft - 28.06 Sq M

For identification only. Not to scale.
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Ground Floor

Ground Floor





Galbraith



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