

# Raeburn Christie Clark & Wallace

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## Aberdeen

399 Union Street  
AB11 6BX  
Tel 01224 56 46 36

## Banchory

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

## Ellon

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

## Inverurie

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

## Stonehaven

1 Market Buildings  
AB39 2BY  
Tel 01569 76 29 47

## E-mail:

[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

THE SCHOOLHOUSE, MEADOWBANK, OLDMELDRUM, AB51 0BF



**Detached Traditional Two Public/Four Bedroomed  
Dwellinghouse Set in Extensive Grounds**

OFFERS OVER  
**£450,000**

## Accommodation Overview

**Entrance Vestibule, Cloakroom, Reception Hall, Lounge, Dining Room/Sitting Room, Family/Dining Room on Open Plan with Kitchen, Utility Room and Rear Porch. Upper Hall: Master Suite with Walk-in Wardrobe and En Suite Shower Room, Three Double Bedrooms and Family Bathroom with Separate Shower. Attic. Large Timber Cabin with Veranda. Large Driveway.**

Rarely does the opportunity arise to purchase such a distinctive traditional granite detached two public/four bedroomed dwellinghouse as this beautiful family home which is set in mature policies with a southerly aspect, has a large cabin with veranda and extensive driveway. Throughout this loving home, there is a wealth of period detail seamlessly blending with tasteful décor and quality floor coverings and the lighting has been carefully considered to complement each room with decorative antique light fittings included in the sale. Worthy of note are the fantastic views towards Barra Hill and Bennachie in the distance and the lovingly planted fabulous grounds enjoy a southerly aspect with a large cabin which could have number of uses. With gas fired central heating, there is underfloor heating to some areas, quality sash and case double glazed windows, security alarm system and solar panels which have an excellent transferrable feed in tariff. This is a unique and desirable home of which internal inspection is genuinely recommended.



## Entrance Vestibule

**1.81m x 1.52m (5'11" x 4'11") approx.**

Entered from a traditional hardwood door with leaded glass side panels, terracotta floor tiles and an Arts and Crafts ceiling lantern.

## Cloakroom

**2.14m x 1.38m (7'0" x 4'6") approx. at widest**

Fitted with a w.c. and pedestal wash hand basin, there is attractive William Morris wall coverings and original terracotta floor tiles.

## Reception Hall

**5.18m x 2.76m (16'11" x 9'0") approx. at widest**

A welcoming reception hall with traditional painted panel doors to the accommodation and an elegant staircase rising to the upper floor. Antique brass light fitting.

## Lounge

**4.97m x 3.92m (16'3" x 12'10") approx.**

An elegant room enjoying a pleasant, private outlook over the garden. There is a lovely fireplace with oak surround, tasteful décor and Amtico flooring. Stunning Holophane 1930's light fitting and two Art Deco wall lights.



## Dining Room/Sitting Room

**4.91m x 3.92m (16'1" x 12'10") approx.**

With bi-folding doors to the lounge and again overlooking the grounds, a wood burning stove is a lovely focal point. Holophane ceiling light fitting.

## Family/Dining Room/Kitchen

**6.88m x 6.68m (22'5" x 21'10") approx. at widest**

The heart of this fabulous home, with space for dining and for soft furnishings, with this area having underfloor heating. There is an abundance of natural light from the windows and the bespoke kitchen, handcrafted by Lethenty Cabinetmakers, provides excellent storage, slate worktops incorporating a breakfasting bar and a 1.5 bowl sink with waste disposal. Integrated appliances by Siemens include a fan assisted oven, a steam oven, combination microwave oven, warming drawer, five ring gas hob with extractor hood, dishwasher, fridge and wine cooler.

## Utility Room

**2.46m x 2.19m (8'0" x 7'2") approx.**

Newly refurbished and freshly decorated, this is a useful room with underfloor heating, space for fridge/freezer and tumble dryer and plumbing for a washing machine.



## Rear Porch

**3.10m x 2.00m (10'1" x 6'6") approx.**

The main entrance to the home accessed from the drive and with the comfort of underfloor heating.

## Upper Hall

**7.17m x 1.33m (23'6" x 4'4") approx.**

A sweeping staircase rises to the upper hall with traditional painted panel doors to the accommodation and an antique brass light fitting. Two Italian conical wall lights and a ceiling hatch to the loft. An opaque window to the gable affords natural light to both hallways.

## Master Suite

**7.58m x 4.84m (22'4" x 15'10") approx. at widest excluding hallway**

Imaginatively created when the property was extended, this is a sumptuous master suite with a walk-in wardrobe/dressing area with Elfa storage and underfloor heating. Ideal as a teenagers den, there is bespoke retro doors giving access to concealed storage, eaves storage and an office area.

## En Suite

**2.26m x 1.95m (7'5" x 6'3") approx.**

Quality fitted with a large walk-in shower, there is a wall mounted wash hand basin with mirrored cabinet above and w.c.



## Double Bedroom

**4.27m x 3.59m (14'0" x 11'9") approx.**

With breathtaking views across the countryside towards Barra Hill and a quaint non-functional fireplace with traditional shelved alcoves.

## Double Bedroom

**4.74m x 3.61m (15'6" x 11'9") approx.**

Again enjoying the views, this good sized bedroom has a traditional shelved alcove and ample space for free standing bedroom furniture, along with a TV wall bracket.

## Double Bedroom

**3.88m x 2.54m (12'8" x 8'3") approx.**

With quirky Quentin Blake feature wall covering and enjoying a southerly aspect over the grounds.



## Family Bathroom

**3.61m x 2.79m (11'10" x 9'1") approx.**

A sumptuous family bathroom, quality fitted with a free standing bath, large walk-in shower, an extra large rectangular wash hand basin with mixer tap and w.c.

## Cabin

**7.00m x 4.00m (22'11" x 13'1") approx.**

This substantial cabin could have a number uses and has an air source heat pump, light and power, and there is a veranda and steps to the garden making this a great outdoor entertaining space.

## Outside

A tarred driveway through iron gates leads to a large parking area and the main garden is fully enclosed, has been lovingly planted through the years and enjoys a fabulous southerly aspect and good privacy. Granite steps lead to a large flagstone patio for barbecuing and dining al fresco. There are apple trees, a greenhouse and shed which will remain and ample space to cultivate a kitchen garden.



## Notes

Gas fired central heating. Underfloor heating to the family/dining room, rear porch/boot room, master bedroom and dressing room. Quality hardwood sash and case double glazed windows. Solar panels with a British Gas feed in tariff. EPC=B. All fitted floor coverings, blinds, quality curtains and poles, and beautiful antique light fittings are included in the sale, along with the integrated appliances in the kitchen. Please note, the timber treatment mentioned on the Home Report has now been treated and guarantees are in place.

## Viewing

Please telephone 07807 898216 or the Selling Agent's Inverurie Office.

## Office Reference: ASL/AM/Inverurie

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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