

Galbraith



UPPER KENNERTY MILL

PETERCULTER



UPPER KENNERTY MILL, PETERCULTER

Historic 1838 mill beautifully transformed into a modern & contemporary 4/5 bedroom family home. 1 acre grounds in an idyllic setting on the banks of the Culter Burn.

City Centre 7 miles ■ Westhill 4.5 miles ■ Aberdeen Airport 8 miles

- 2 reception rooms. 4/5 bedrooms
- Lounge/Library & Whisky Snug
- Luxurious dining kitchen
- Unique glass viewing gallery
- Grounds of around 1 acre
- Banks of the Culter Burn

Galbraith

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SITUATION

Peterculter is the most westerly suburb of Aberdeen, just at the gateway to Royal Deeside, and provides a good range of amenities, including independent shops, coffee shops, small supermarkets and a Marks & Spencer/BP filling station. There is a sports centre and gym and the very popular Peterculter 18 hole golf course is a stone's throw away from Upper Kennerty Mill. A favourite amongst families is the Kippie Lodge Sports & Country Club and the tree lined old Deeside Railway line only a short walk away proving popular with walkers, cyclists and joggers alike. This walk takes you east to the city's Duthie Park and west to Royal Deeside. Peterculter is also well known for its schools, with primary catered for at the local Culter Primary School and secondary education at Culter Academy, in the neighbouring village. The International School of Aberdeen is located nearby at Pitfodels, only a 15 minute drive away. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School in the city centre.

The property is conveniently situated for the Aberdeen Western Peripheral Route, which has greatly improved travel both north and south of the city, with easier access to the airport and industrial hubs at Dyce, Bridge of Don and Westhill. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen.

DESCRIPTION

Upper Kennerty Mill in Peterculter, a historic former water powered grain mill situated on the banks of the Culter Burn, tucked away in a valley to the west of Aberdeen. With an idyllic setting, this category B listed building has undergone a complete restoration and conversion project transforming the building into a luxury sustainable family home, with great consideration and respect to its history and setting. The design, by Annie Kenyon Architects, integrates many historical features and is both sympathetic and architecturally striking including a new contemporary extension. Original elements and features have been preserved and restored by highly skilled craftsmen, in particular the water wheels, lade bridges and water gates, and the core mill building looks much as it would have when it was built in 1838. Set in around 1 acre of grounds, its position on the banks of Culter Burn offers around 150m of river frontage and is a haven of peace and tranquillity attracting various wildlife including otters, red squirrels, ducks, red kites and lots of garden birds.





This special home offers very practical and well flowing accommodation across two main levels. The main entrance hall has a reading nook with picture window, and continues to the cosy whisky room, ideal for enjoying a favourite dram, or could be a fifth double bedroom. Continuing through there is the incredible open plan family kitchen & dining room with a glass viewing floor to the restored mill machinery below. The ultra-modern kitchen has sleek, clean lines and a central island with stone worktop and there is space for dining table and chairs, and casual seating too, if required. There are full pictures windows, perfectly placed to capture the beautiful outdoor setting, and has doors opening out to the courtyard patio area. A couple of small steps lead down to the main lounge; a stylish room with wood burning stove and traditional ceiling beams. A bespoke carved elm & glass staircase leads from this room up to the fourth double bedroom with ensuite shower room, making for a lovely guest suite which occupies the whole first floor of this wing. Returning to the main entrance hall there is a walk in pantry, utility room with plant cupboard and practical utility room completing the accommodation on the ground floor. The main bespoke elm & glass staircase in the entrance hall takes you up to the first floor level. The master suite is impressive with sky light windows, a dressing area and private luxury ensuite shower room. The second & third double bedroom are equally spacious and completing the accommodation is the luxurious family bathroom with free standing bath and separate walk in shower cubicle. An exciting feature of this home is the full-sized basement space with exterior access suitable for a wide variety of purposes.

This unique building has been transformed into a spectacular modern, contemporary family home complete with two water wheels and a glass viewing floor. Its heritage and legacy preserved and a sustainable future secured for this wonderful building, full of character where old and new blend seamlessly together.





ACCOMMODATION

Ground Floor: Entrance hall, lounge, dining kitchen, whisky snug / bedroom 5, utility room including plant cupboard, shower room and walk in pantry.

First Floor: Master bedroom with dressing room and ensuite bathroom, double bedroom 2, double bedroom 3 and main family bathroom. Guest bedroom with ensuite shower room.

Lower Ground Floor: 3 storage / workshop rooms.

GARDEN GROUNDS

Sit in around 1 acre of grounds, Upper Kennerty Mill has a beautiful setting on the banks of the Culter burn with around 150m of river frontage. Adjacent to the house is the raised courtyard patio area overlooking the natural garden, wildlife and river banks. The ideal spot for garden furniture and entertaining and a further lower sheltered courtyard lies to the rear on the lower ground floor. Discreet steps and charming bridges lead over to the large grass lawn and river banks. This extensive garden is a haven for wildlife & birds, with a scattering of mature trees, colourful flowers throughout spring and the calm of running water, all creating an idyllic outdoor space. Otters are occasionally seen as are Kingfishers, Dippers and Grey Wagtails. At the end of last year over forty salmon and sixty sea trout negotiated the weir in the garden, counted at the fish pass which has been constructed 600 meters up stream.

The driveway offer off street parking for several cars.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Upper Kennerty Mill	Mains	Mains	Mains	Air source heat pump	Band TBC	Band C

DIRECTIONS

From Aberdeen, follow the A93 North Deeside Road through Milltimber and into Peterculter. Passing through the village and just prior to the Rob Roy Bridge turn left onto Millside Street and continue on this road, down the hill and turn left onto Kennerty Mills Road. Upper Kennerty Mill is on the left hand side.

POST CODE

AB14 0LH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///marzipan.snapped.fanfare

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

ANTI MONEY LAUNDERING (AML) REGULATIONS

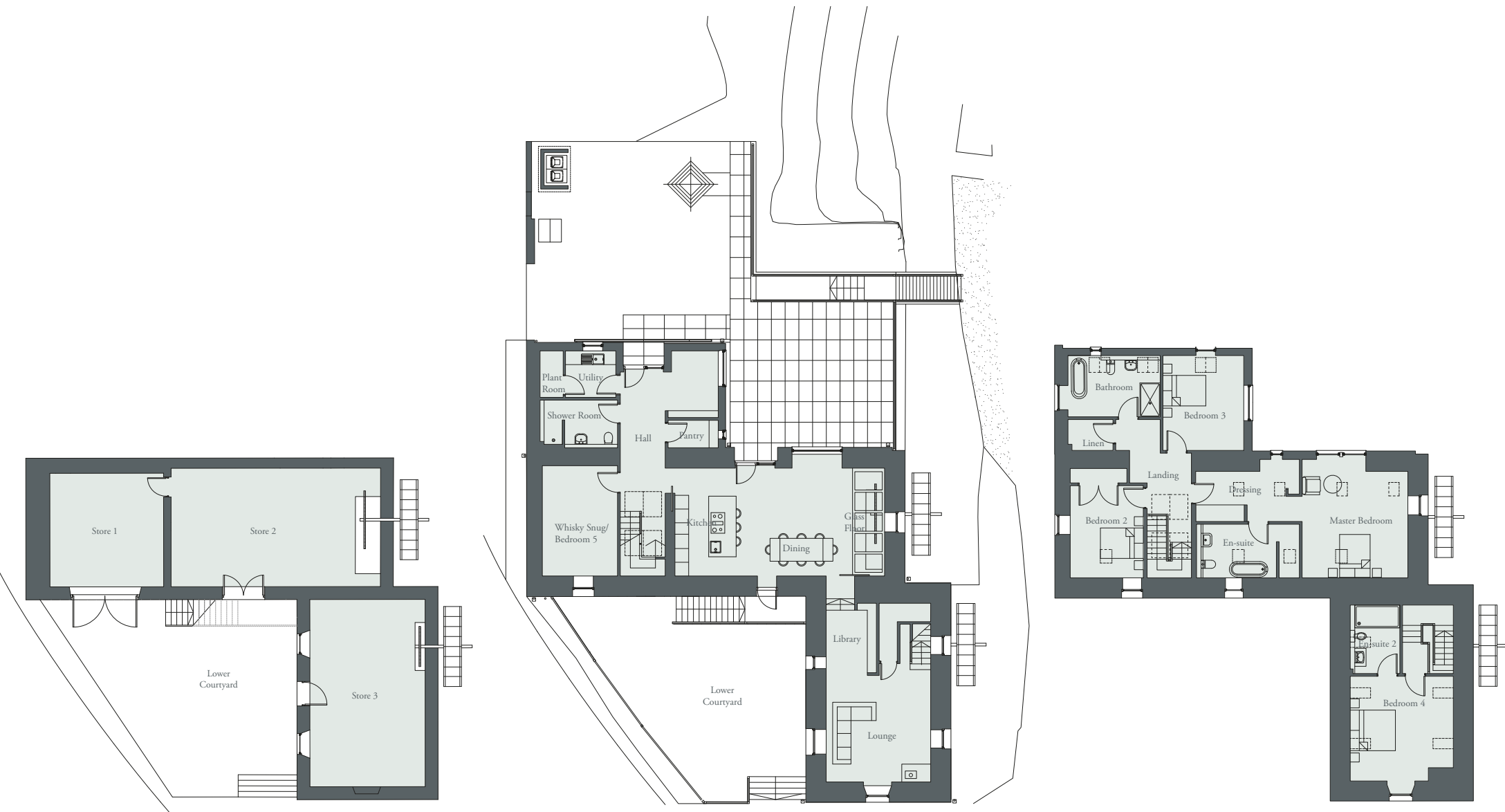
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

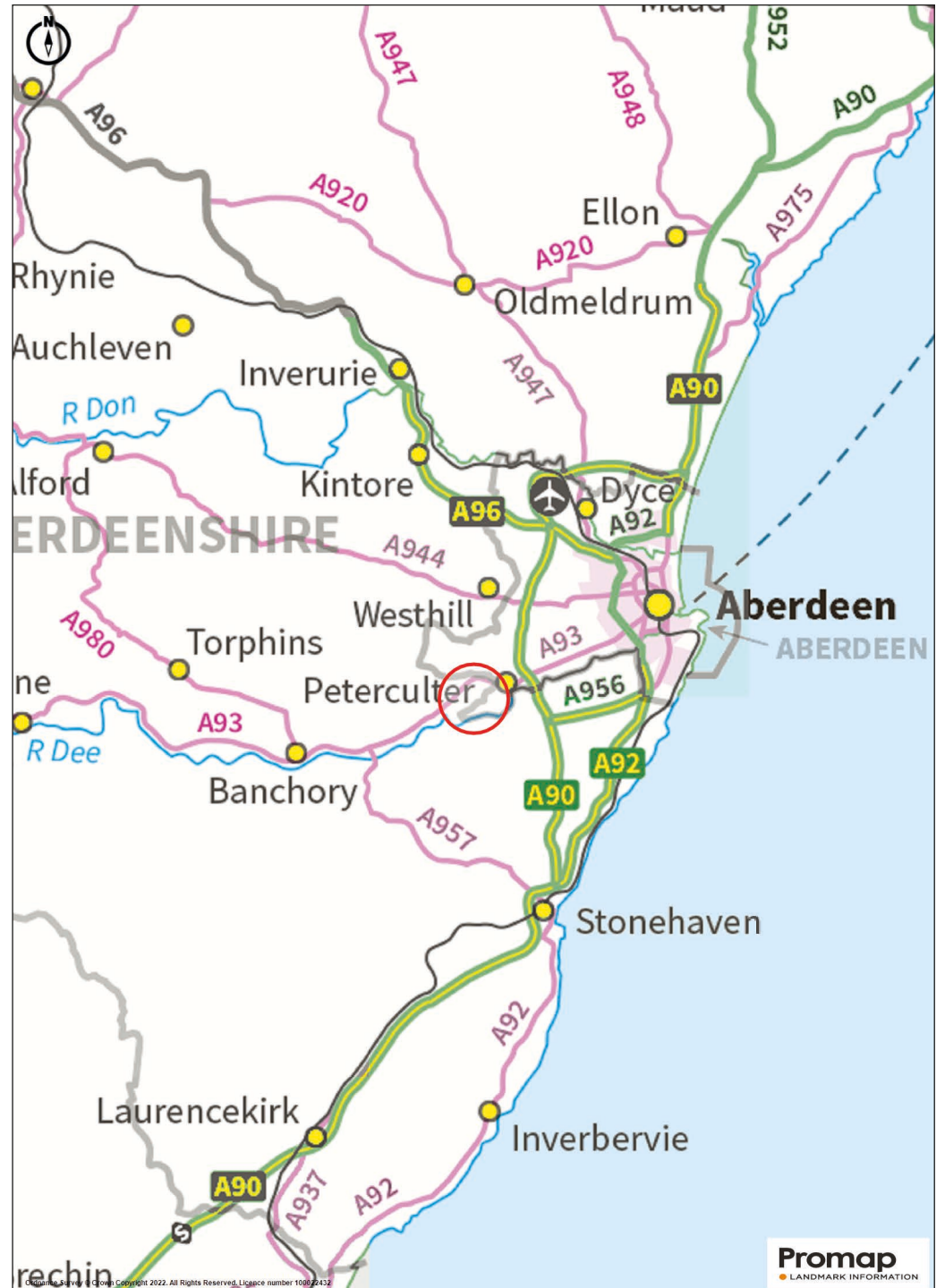
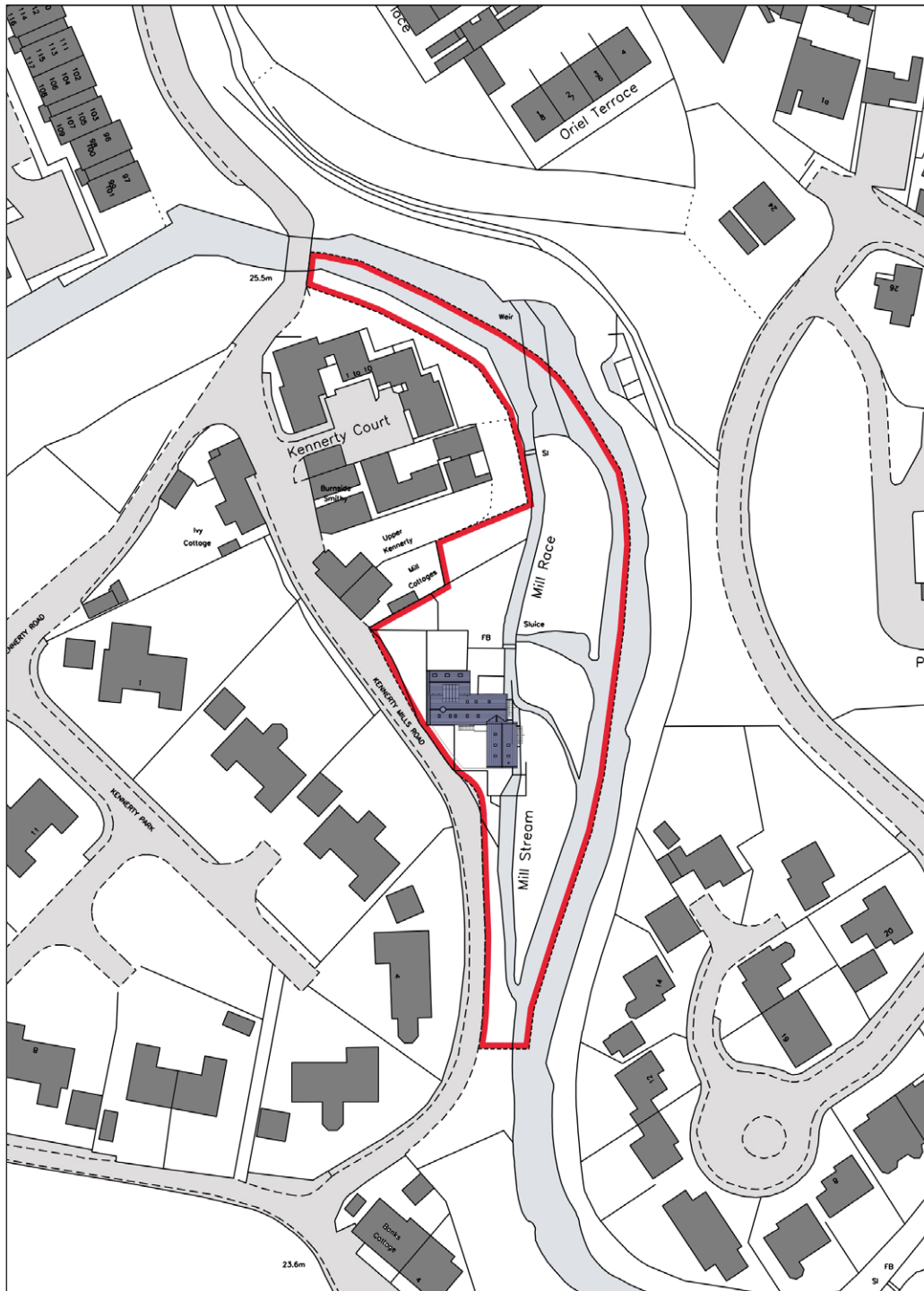






IMPORTANT NOTES

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, together with proof of funding and Identification. 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 in June 2022.





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