



The Old School House
Castleton, Fettercairn
Laurencekirk
AB30 1ET

Fixed price: £335,000

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solicitors & estate agents

WE ARE PLEASED TO OFFER FOR SALE THIS RARE PROPERTY WHICH AFFORDS A UNIUE OPPORTUNITY FOR YOU TO ACQUIRE A FAMILY HOME IN AN ENVIABLE LOCATION FOR THOSE DESIRING HIGH QUALITY RURAL LIFESTYLE.

Dating from 1881 this elegant sandstone building is a converted school with original headmaster house / cottage in good order throughout.

The Property benefits from Class 1 use as a shop, and is believed suitable for conversion to Class 2 / 3 Uses. The school building has been used by the current owners as retail premises and can be used for a variety of commercial uses and it is also thought suitable for conversion to domestic accommodation.

Attached to the school are internal stores, storage and toilet facilities. The schoolhouse is on two floors with slated roof and provides spacious family accommodation with full oil fired central heating and ample radiators throughout. It has many attractive features including lounge with one wall lined in pine and with central hole in the wall fireplace with raised extended granite hearth; spacious fitted dining kitchen; bathroom fully lined in pine. The old school room would be ideal as an artist studio.

The property sits in a desirable large corner feu with tarmacadam former school yard which could be used for a variety of purposes, and enjoys a mature garden all situated within approximately 1.2 acres. The property is near the quiet village of Fettercairn on the Victorian heritage trail in Kincardineshire and is situated in the heart of the historic "Howe O' Mearns". The village is set amidst some of Scotland's finest scenery yet within easy distance of a range of local amenities including primary school, Post Office and shop. Secondary education is at the nearby Mearns Academy in Laurencekirk. The village is also within easy commuting distance of Aberdeen, some 30 miles north, and Edinburgh only a couple of hours drive to the south. Access to Royal Deeside is over the unspoilt wild and remote Cairn o Mount. Locally, there are a wide range of rural leisure pursuits including river and sea-angling, golf and hill-walking.

The accommodation for the former Headmaster's house comprises:-

GROUND FLOOR : Vestibule, Lounge, Sitting Room, Dining Kitchen, Utility Room.

UPSTAIRS: Master bedroom with en suite Shower, two further Bedrooms & Family Bathroom.

Other accommodation comprises of:

OLD SCHOOL: Ground Floor Classroom, Display area / Hallway, Pantry/ Store area,
Toilet / Shower Room / covered decked area to front.

MEZZANINE LEVEL : Two useful storage / office areas.

UPPER FLOOR: Open Plan Upper level leading to office.

Viewing: Viewing by contacting agents or by contacting Ratcliffe (01674 840171)

Entry: Immediate entry available.

Price: Fixed Price £335,000



Drawing Room

Ground Floor

Entered through west facing front door into vestibule and then into :-

Hallway (approx 1.86m x 4.36m)

wide hallway with cupboard under the stairs providing extra storage space with staircase featuring a cast iron railing and balustrade with wooden handrail.

Lounge (approx 7.24 m x 3.81m).

With picture window providing views to the west and overlooking the garden and two picture windows to the south with granite chimney breast retaining working fire.

Drawing room (approx 4.42m x 3.73m)

Again facing the west with picture window overlooking the west side garden. Original fireplace with cast iron fire surround and wooden mantelpiece. Could be used as a bedroom as well as a public room. Was used formerly as a study.

Large Dining Kitchen (approx 4.40m x 4m)

Spacious room with access to utility area, and to hallway. Features sink at side window, electric hob, extractor, double oven, with dishwasher and ample wall and base units. Vinyl floor.

Utility Room (approx 5.90m x 1.80m)

situated and entered from the Dining Kitchen or alternatively from the from the Pantry / Store Area in the Commercial part of the property this room forms a barrier between the former headmasters house and the former school. The room has two access doors to the front and the rear of the building respectively. It houses the domestic boiler and has a utility area with large stone Belfast sink. It is plumbed for washing machine.



Lounge

At a Mezzanine level there is a second staircase leading to the bathroom whilst the main staircase leads to the main sleeping accommodation.

First Floor Accommodation :-

Master Bedroom

(approx 4.42m x 5.27m at longest and widest)
Facing west and providing idyllic views over the surrounding countryside and hills; built-in wardrobes with shower off the main bedroom. Also access to storage areas off the shower room. Plumbed for currently electric shower.

Second Main Bedroom (5.26m x 3.33m)

Facing the west with bay window area and superb views. Again with access to the eaves storage area provides plenty of room for further storage and with some shelving.

Third Bedroom (approx 1.92m x 2.90m)

With velux window and built in cupboard.

Family Bathroom (approx 1.71m x 3.22m)

Three piece suite with Bathroom, W.C., WHB with airing cupboard in the bathroom and the water tank is also housed there. Large Victorian cast iron roll top bath, well above average standard size.



Entrance Hallway



Master Bedroom



Bathroom



Kitchen

Commercial Premises :

Ground Floor:

Entered from rear through large covered "western style decked area", providing an attractive and welcoming invitation to the public.

Former School Room (Hall)

(approx 5.58m x 5.60m)

Superb open bright room in former school hall with feature gable end windows, cathedral beam ceiling providing a great deal of natural light contributing to this magnificent space. This room features hardwood floor, wood stove with granite fireplace, and other traditional features. At one end there is a small antechamber to the -



commercial unit display and entrance

Main School Room (approx 2.23m x 1.80m)
with access to front yard. There is also Dividing fold back door which can be left open or closed to act as a division between the School room and the :-

Main Entrance / Display room
(approx 5.59m x 3.6m)

This is the main Entrance to the business area entered from the rear of the property. This room is well lit with down lights and from this area all other accommodation in the commercial part of the property is accessed. This retail / display area has an alcove next to the stairs with built-in safe which is included in the price. *(There is also a storage area of approx. 1.8m x 6.7m running under the Mezzanine level behind the walls with entrance underneath the stairway)*

Former Pantry / Store Room

Again could be used for a variety of purposes and measurement for this room is (approx 3.64m x 2.74m). The work Bench is available by separate negotiation.

Mezzanine level

Accessed From the Display area are two versatile rooms for office/work areas with windows to the south overlooking the front yard, the measurements of these rooms are (approx 3m x 2.10m at longest & widest), and the second room (approx 2.12m with built in cupboard area x 1.87m).

First Floor level

Open Plan Room

At the top of the stairs this is another convenient and versatile area that could be used for several purposes the measurements are (Approx 5m 69 x 3m). There is a box bed storage area with storage underneath and shelving



main school room



Studio Unit



Pantry / storeroom

Off this room there is an Office (approx 3m 82 x 2m 28) with built in shelving.

Outside

The property sits in a large Feu with tarmacadam former school yard. To the front with iron rail fencing and to the rear and side large mature garden extending to approximately 1.2 acres with a variety of trees and shrubs. There are also areas laid out to lawn. Also contains outdoor sheds, car parking area, original sandstone wall around much of the garden and separating wall between the commercial part and the domestic accommodation at the front of the building.

Other Features : Noted

There is a fully functional alarm system on the business part of the premises by Everest although not in contract at present it is fully operational. Also note that original Victorian pine doors feature throughout the property.

Council Tax Band (Domestic area) Band E

Rateable Value : £1,550.00 (Thought suitable for small business rates relief if the prospective purchaser qualifies for the same.)

DIRECTIONS:

Travelling south on the A90 from Aberdeen approximately 7 miles south of Stonehaven turn right onto the B966 signposted to Auchenblae and Fettercairn.

Approx one quarter of a mile past the Castleton Farm shop fork right for Fettercairn following the B966. This will bring you in approx six miles to a humpback bridge beyond which is the junction with the B974 Cairn O Mount road sign posted Banchory.

The property sits on the junction and is entered by a gateway approx 100 yards along the B974 towards Banchory as indicated by our For Sale Board.



Top Landing



Rear and Outbuilding



Rear of property



Gable End Detail



Southern Aspect



View