



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**School House**

DRUMBLADE, HUNTLY, AB54 6EQ



# The Location

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Drumblade is a small rural hamlet in Aberdeenshire and 4.5 miles East of Huntly, The Schoolhouse is set back from a B road and 1.5 miles to the main A96 allowing an easy commute to Aberdeen.

Drumblade historically is the site of the Battle of Slioch in December 1307 involving Robert the Bruce. There is also the Drumblade Stone Circle or Stoneyfield which is the remains of an ancient stone circle The Idyllic Country Town of Huntly 4.5 miles from the property can trace its origins back as far as the 12 Century, with its stunning castle dating as far back as 1376; Prosperity came to Huntly in the 18th century brought largely by the Linen Manufacturing trade in 1731.

There is pre and primary schooling available in Drumblade primary school with further primary and Secondary Education available at the highly regarded Gordon Schools, within Huntly you have an NHS health centre, Community Hospital, a choice of major supermarkets, local shops, restaurants and other eateries. Huntly and the surrounding area have a multitude of sporting activities and pursuits. The river Deveron & Bogie are on your door-step both are renowned for their salmon and trout fishing. Sports and Leisure facilities locally include golf, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more. Easy access to the nearby Cairngorm & Grampian Mountains provides opportunities for hill walking & skiing. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey & Castle Trail. Huntly is located on the A96 main road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on the mainline rail and other public transport networks.

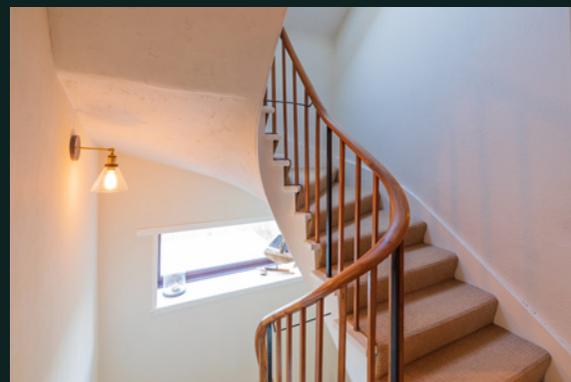
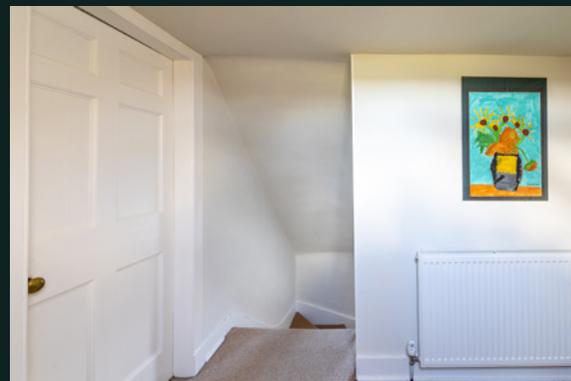


# School House

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School House, Drumblade is quite simply a fantastic traditional stone and slate build property, historically used as the Head Masters home for many years; the property has been upgraded to the highest of specifications allowing for modern-day family living, whilst ensuring to keep a multitude of original features such as original ceiling cornice, pitch pine panel doors, high skirting boards and a working fireplace with a second multi-fuel fire in the main reception room. The versatile living accommodation is set over three floors and benefits from full double glazing, oil central heating and immaculate fresh decor throughout. Viewing is an absolute must and the only way to fully appreciate all that this spectacular property has to offer. This property would undoubtedly suit the young family with room to grow or the perfect setting for those looking for a peaceful semi-rural lifestyle.

Access is either through the rear porch or the large conservatory to the front of the property both in turn lead to the welcoming traditional hall. There are two principal rooms on the ground floor providing flexible accommodation. The formal lounge has dual aspect windows which flood this room with natural light a multi-fuel fire adds that touch of grandeur. Reception room two/formal dining room boasts an original working fireplace with stunning original features. The bright modern dining kitchen includes floor and wall mounted units, contrasting worktops with high-quality appliances and patio doors to the front of the property, a guest WC with shower cubical, a handy rear porch and a substantial conservatory to complete the accommodation on this floor.





Carpeted staircase with a wooden balustrade leads to the first and second floor. There are three bedrooms on the first floor, the spacious master bedroom (with dual aspect windows) and bedroom 2 are nice and bright with stunning views across the countryside. A third bedroom and family bathroom with a shower over the bath complete this floor.

The second floor has two additional attic bedrooms of good proportions and head height, one of which is currently being utilized as a home office. There are also ample storage cupboards throughout the property.

The perimeter of the garden grounds are bounded by either a high perimeter hedge or fence, the gated secure driveway allows parking for multiple vehicles and storage of a reasonably sized caravan or motor home. These substantial garden grounds are subdivided into different areas some are laid to lawn with borders containing multiple shrubs plants and seasonal flowers which are awash with colour throughout the year, there is also a productive vegetable area with some fruit trees.

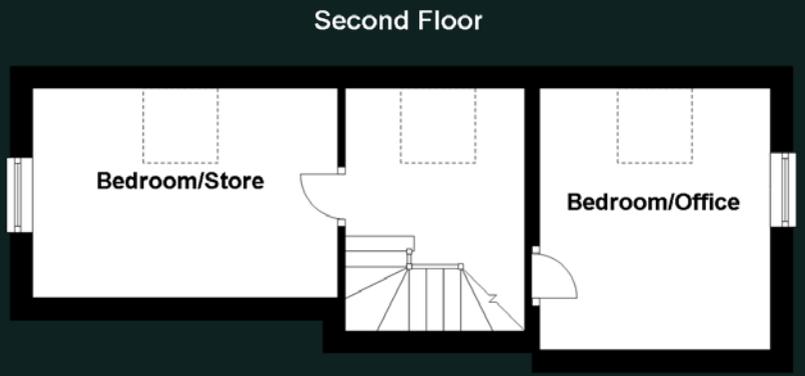
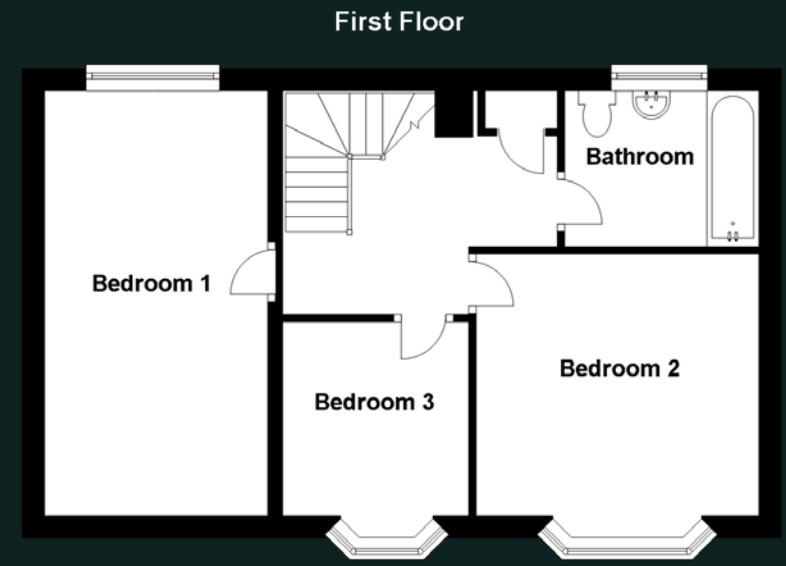
The garden can be accessed from the conservatory, the kitchen or the rear porch, several seating areas throughout the garden ensure that you enjoy the garden throughout the day and are perfect for entertaining some al-fresco. To the rear of the property, there is a large garage that has power and light and a purposely built secure dog kennels with dog run.

*“... nice and bright with stunning views across the countryside ...”*



# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

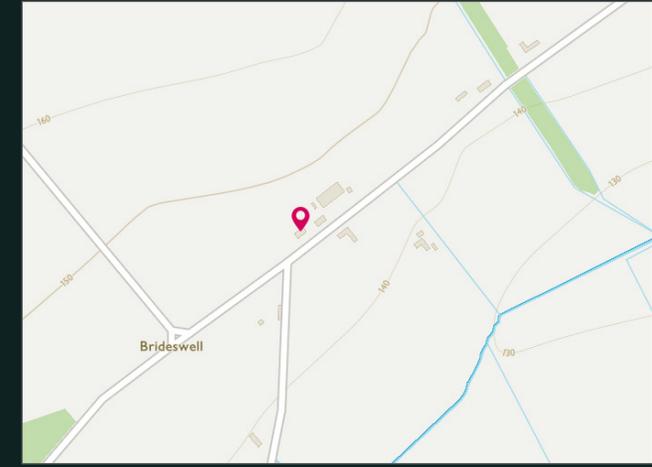
Ground Floor	
Porch	3.46m (11'4") x 2.00m (6'7")
Lounge	5.62m (18'5") x 4.30m (14'1")
Kitchen	6.00m (19'8") x 4.00m (13'1")
Dining Room	4.10m (13'5") x 3.87m (12'8")
Shower Room	1.70m (5'7") x 1.70m (5'7")
Conservatory	3.40m (11'2") x 3.40m (11'2")

First Floor	
Bedroom 1	5.70m (18'8") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 3.70m (12'2")
Bedroom 3	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Second Floor	
Bedroom/Store	4.00m (13'1") x 2.80m (9'2")
Bedroom/Office	3.50m (11'6") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 183m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings.





  
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