

**The Old Coach House, Mains Of Lickleyhead,
Auchleven,
Premnay, Inch, AB52 6PN**

**Price Over
£130,000**

ASPC ref : 336204



Arrange a viewing

07715 682369

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(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

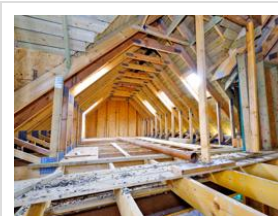
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Inverurie
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Property features:

Grade 'A' Listed Former Coach House with Plans in Place to Form a Three Bedroomed Detached Dwelling with Garage and Business Unit. Enjoying a totally secluded location with stunning views, a short drive away from the busy town of Inch with the railway station and also the A96 north and south. This part converted steading, formerly a chapel/coaching house, is a work in progress, has full planning with 'A' listed building consent as well as building warrants in place to form a 6 apartment dwellinghouse with garage and business unit within the beautiful Grampian countryside. The building is of beautiful stonework construction and is in close locality to Lickleyhead Castle, is surrounded by mature woodland with streams, wild garlic and has open views over beautiful countryside to the side, Bennachie and the valley from the upstairs rooms. There are already solar panels in place. Electricity is available on site, the prospective purchaser will have to satisfy themselves that it is suitable for the development. Mains water is believed to be nearby.

Inch, short drive away, is an increasingly popular small town with a railway station and the A96 provides excellent commuting to Aberdeen, Huntly, Inverness and Elgin. There is a reputable primary school with secondary education at Inverurie or the Gordon Schools, Huntly. Amenities include a cottage hospital, health centre, a variety of shops and a library. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Historical Information Set within the bounds of Lickleyhead Castle which dates from the early 16th century, the property's earliest uses were to service the castle and its inhabitants. The earliest parts of the property are believed to date from around 1800, the main house is believed to have

been used either as a chapel or coach house for the Castle. The outbuilding was originally used as the laundry and boasts a fire pit under one corner of the building which was used to heat the water collected from Bennachie by the use of a series of sluices and laids.

The records for the property, held at The University of Aberdeen Archive, contain a document showing that in 1920 this building was also used as accommodation for a servant. In later years the property was used for agricultural purposes before falling into disrepair after a fire. Although the collection of documents pertaining to Lickleyhead Castle Estate are un-categorised, it is still possible to spend many happy hours investigating the history of this fascinating property, by appointment, at The University of Aberdeen Archive.

Planning The plans and consents can be viewed via www.aberdeenshire.gov.uk/planning (Ref: APP/2009/1948 and APP/2010/0825). Paper copies are available to view at the selling agent's Inverurie office.

Services All services to be installed by the prospective purchasers. Drainage will be to a septic tank. Electricity is available on site, the prospective purchaser will have to satisfy themselves that it is suitable for the development. Water is believed to be nearby.

Directions Follow the A96 north of Inverurie, taking a left at the Oyne fork towards Inch. After the small hamlet of Oyne, turn left for Auchleven. Take a left at the T-junction in the village, drive through and downhill, turning left after the little bridge into the road with the pillars. Proceed to the top of the hill where Mains of Lickleyhead is on the left hand side.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/336204/The-Old-Coach-House-Mains-Of-Lickleyhead--Auchleven/Insch/>

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