

# Savoch Moss,

Auchnagatt, Ellon, AB41 8YH

Price Over

**£675,000**

**Under offer**

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 **278 m<sup>2</sup>**
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## Contact Solicitor

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## Features



Garage



Garden



Dev. opp



Land



Off street parking

## Description

We are truly delighted to offer for sale Savoch Mess which previously has been utilised as a mini sporting estate but for the last six years had preserved as sanctuary for deer and a wealth of other wildlife. Set in approximately 23 acres of land in the heart of the Buchan countryside it also features a target range and is an ideal country retreat. Located only a few miles from the thriving town of Ellon the property enjoys a secluded, private rural location sheltered by mature trees and enjoying panoramic views stretching over the open countryside as far as Bennachie.

The house itself has been built to the highest of specifications and offers exceptionally spacious accommodation with the lounge, dining room and conservatory all being of excellent proportions. The lounge is situated in order to capture the magnificent views of Bennachie. The well-appointed kitchen has the family room on open plan and an adjacent utility room. Also on this level is a double bedroom and a family bathroom which is fitted with a 4 piece suite which includes a Jacuzzi bath and a bidet. A

secure store room which is currently used as a gun room and alarmed to police standards completes the accommodation on this floor. Upstairs there are 2 double bedrooms both with en-suites, a further double bedroom currently used as a study, a very large double bedroom currently utilised as a games room, a bathroom with shower over the bath, and a study. The house benefits from double glazing and oil central heating. Adjoining the main property is an enclosed barbecue area which is ideal for outdoor entertaining and having precaution for inclement weather.

The main feature of this property lies externally where the vast expanse of land and stunning views beyond must be seen to be appreciated. A lengthy private concrete driveway leads to the rear of the property where there are parking facilities for several vehicles and access to the integral double garage. There is also a further traditionally built detached annexe which comprises of a garage/workshop space on the lower level and a floored upper level. This annexe was built to house specification and is already equipped with power and light, hot and cold water, central heating, telephone and alarm system in anticipation of conversion to a self-contained residential unit (subject to all relevant consents being obtained). There is also a large Deeside log cabin with power and light (which could be used for additional overnight accommodation if required), and a purpose built dog run and a tractor shed.

To the front of the property the large lawn has been very well kept and is interspersed with mature trees and shrubs. Beyond the garden is an area of natural sporting amenity ground for game and deer stalking which extends to approximately 15 acres and a further 3.5 acres which homes a flight pond for ducks and other water fowl. Beyond the lawn the moss area is a mecca for wildlife. The grounds offer huge potential for a small one acre market garden, equestrian enthusiast or many other country related pursuits or sports.

Viewing of this versatile, spacious and exceptional property is highly recommended in order to appreciate the full extent of the accommodation, stunning panoramic views, secluded setting and full expanse of the land on offer.

### **Outline of Savoch Moss Property built in August 1996**

Savoch Moss Grid reference NJ 915/385 is situated approximately six miles from the township of Ellon on an unmarked road, which is not serviced by a public bus route.

The local school buses uplift at the end of the private drive servicing Methlick, Auchnagatt and Ellon Primary and Ellon Academy.

The property and outbuildings outlined below were not built to a budget.

On the ground floor a Large lounge with picture window view of the main garden area, Bennachie , a private moss area and surrounding countryside.

The lounge is equipped with a traditional fireplace fitted with a Baxi back boiler which enables water and central heating when lit independent of the oil fired system.

Leading off the lounge is a dining room leading to a large heated conservatory through internal patio doors fitted with down lights. Leading off the conservatory is a covered area for barbecues etc if inclement weather prevails.

Kitchen has a small dining area and family room with patio doors leading to the garden. The kitchen had state of the art Hotpoint oven/microwave etc fitted five years ago together with plumbed in dishwasher, fridge and large capacity waste disposal unit with new sink unit.

There is ample kitchen storage space with revolving corner cupboard cabinets.

Utility room is equipped with single drainer washing machine and tumble dryer with matching units to kitchen.

Downstairs bathroom with Jacuzzi bath, wash hand basin with WC and Bidet.

All sanitary ware is Ideal Standard, Michelangelo suites and Matki ceramic tray self magnetic door closing showers throughout. All taps are single lever mixer throughout.

All bathrooms are completely tiled, as is kitchen, utility, conservatory, front vestibule and secure storage room presently used as a workshop and gunroom which is alarmed and specially equipped to meet with Police and Crime prevention requirements. This room has no external windows and has reinforced block work, between the integral garage and house. This room is fully outfitted with robust shelving and quality worktop, together with central heating and outdoor garment hanging wardrobe with ample power points and dual strip lighting for extra brightness for close bench working plus secure gun racks.

In the downstairs hallway is a centrally heated airing cupboard.

There is a large double bedroom with wide built in wardrobe.

The front vestibule also has a large shelved cupboard and is heated.

Upstairs there are two large double bedrooms with shower en suite WC and WHB and one single bedroom presently used as a dressing room and one other very large room used as an exercise /music room. There is also a further full size bathroom with WC WHB Matki shower and bath. All en suite and bathrooms have shaver points with lighting and extractor fans.

All bedrooms have extra wide built in wardrobes to negate suit/jacket crushing etc. There are small hardwood access doors located in the bedrooms providing easy access to the eaves and inner core areas. There are shoe racks installed.

All rooms, hall, staircase etc have more than ample power points throughout. Telephone and terrestrial TV sockets are provided throughout with large loft aerial. Hardwood fittings are used throughout.

There are some thirty plus radiators with installation in every room, hallways and conservatory.

The central heating system installed in the integral garage/workshop is oil fired with a condensing boiler installed five years ago.

There is also immersion water heating with a special double element storage hot water tank located in its own cupboard upstairs in conjunction with the coal fired back boiler.

There are four large double bedrooms and one single presently used as a dressing room and one other as an exercise /music room. The upstairs bedrooms have shower en suite WC and WHB and there is also a further full size bathroom with WC WHB Matki shower and bath.

There is a storage area under the staircase with cupboard, providing hanging facility and shoe racks.

There is a small room upstairs presently used as a dedicated computer room for desktop, router, EE Signal booster and photocopier/fax etc.

The house is carpeted throughout and has Netlon Under floor insulation. There is a deep fully concreted crawl space under the house enabling easy under floor access with three trap doors. The

strip foundations were reinforced with steel bar and mesh on an overkill basis.

The house has triple glazing throughout with Swedoor doors and windows all lockable. The house is equipped with double mortice locks and is fully alarmed with 24/7 monitoring to the Police.

There are two private wells serving the property with one connected providing a potable water supply through a filtration system and pressurised to three bars with a bladder arrangement. This enables all white goods and showers etc to properly function to design parameters.

There are down lights, strip lighting and under cabinet lighting in the kitchen. All appliances are separately master switched.

A Fibre optic cable is installed from the highway to the house. There are seven telephone lines into the house presently only one being utilised operated by Talk Talk for broadband provision giving 6.0 Mb.

The external oil tank is 3200 litre capacity fully bunded, as is a Derv diesel tank not in use.

There is a custom built dog kennel with large concrete run with its own internal drainage for foul waste, washing out the run etc. linked into the main drainage.

Adjacent are large custom built coal and wood bunkers.

A 4600 litre Klargestep septic tank is installed in the grounds linked to a massive soak away which leads to a burn.

The lawn has custom installed drainage throughout connected to a dedicated custom built chamber.

The lawn is mowed under contract.

There is external floodlighting for both security and to illuminate the grounds both front and rear. This comprehensively floodlights the whole area.

The house is set in approx 4.5 acres most given over to extensive lawn and shrub beds. The moss area comprises 15 acres of mixed woodland and there is an adjacent triangulated area with flight ponds and mature woodland screening comprising 3.5 acres.

There are two observation metal rotary high seats in the grounds.

The house is flanked with mature fir trees with deciduous within the grounds providing a mostly sheltered environment.

There is a Private, 300 metre, fibre reinforced 42NM air entrained concrete access road from the highway to the house gates with pink pigmentation extending into a yard area and pathways around the house and outbuildings. This is 150mm depth or more throughout, including external garage/store and integral garage/workshop floors.

The very large integral garage/workshop is fully shelved and fitted with quality worktop together with ample power points, multi strip lighting and power breaker sockets. There is also a lifting facility from the central steel beam. This is also centrally heated and alarmed together with WC and WHB. There is a local health authority approved work area approved for processing of venison and game, fitted with sink and single drainer and worktop with hot and cold water supply. The garage can be separately security isolated whereby gardener etc can gain access etc whilst working in the grounds and have all necessary facilities without requiring entry to the main household. There is also a five year old Hotpoint washing machine plumbed in for the washing of more heavily soiled garments, dog bedding

etc. From the garage armoured power cable supplies electricity to the shed located in the front garden. With its own fuse box etc. There is also armoured power cable to the drive gates but not connected.

The 72 sq metres external garage/store was built on traditional lines with insulated double cavity construction. It is fitted throughout with telephone, electric power and hot and cold water with central heating from the main building. It has a sink and work top area together with ample power sockets and CB power sockets and strip lighting. A custom built wooden staircase leads to a landing area and separate room upstairs. The raison d'être for this high initial outlay was to facilitate easy and affordable conversion to a granny/annexe accommodation at a future point in time. It has a separate drainage system connected into the main building system.

The yard area has an approved vehicle wash area separately drained with catcher.

There is a large rotary washing line in a concreted area with pathway in the back green.

Externally with its own gravel drive situated adjacent to the garage/store is a very large Deeside log cabin with double access doors. The cabin has savannah style laminate flooring including full strip lighting and electrics.

Both garages are fitted with hot and cold mixer hose reels enabling power washing completely round the house and driveway.

The integral garage has electrified up and over doors with remotes.

Sky satellite TV dish is installed on front lawn and underground connected to the house.

All external and internal water pipes are lagged and buried at least 1+ metre to negate the possibility of freezing through inclement weather.

The moss area is a Mecca for wild life with frequent sightings on the lawn of Roe deer, fox, badger and all manner of game birds and ground game. Raptors are evident all year including Buzzard Kestrel, Sparrow hawk, Osprey and occasional Peregrine falcon at the flight pond area.

The large flight pond regularly attracts large flocks of wildfowl throughout the year. Predominately Teal and Mallard but both Widgeon and Golden Eye have been recorded. Wild Geese from local resident populations and migratory, often frequent. The pond was formerly stocked with rainbow trout. There is a small boat for access, feeding and maintenance.

All manner of song birds nest in the area and come to the bird table notably gold finch and bull finches and lesser spotted woodpeckers in the Moss.

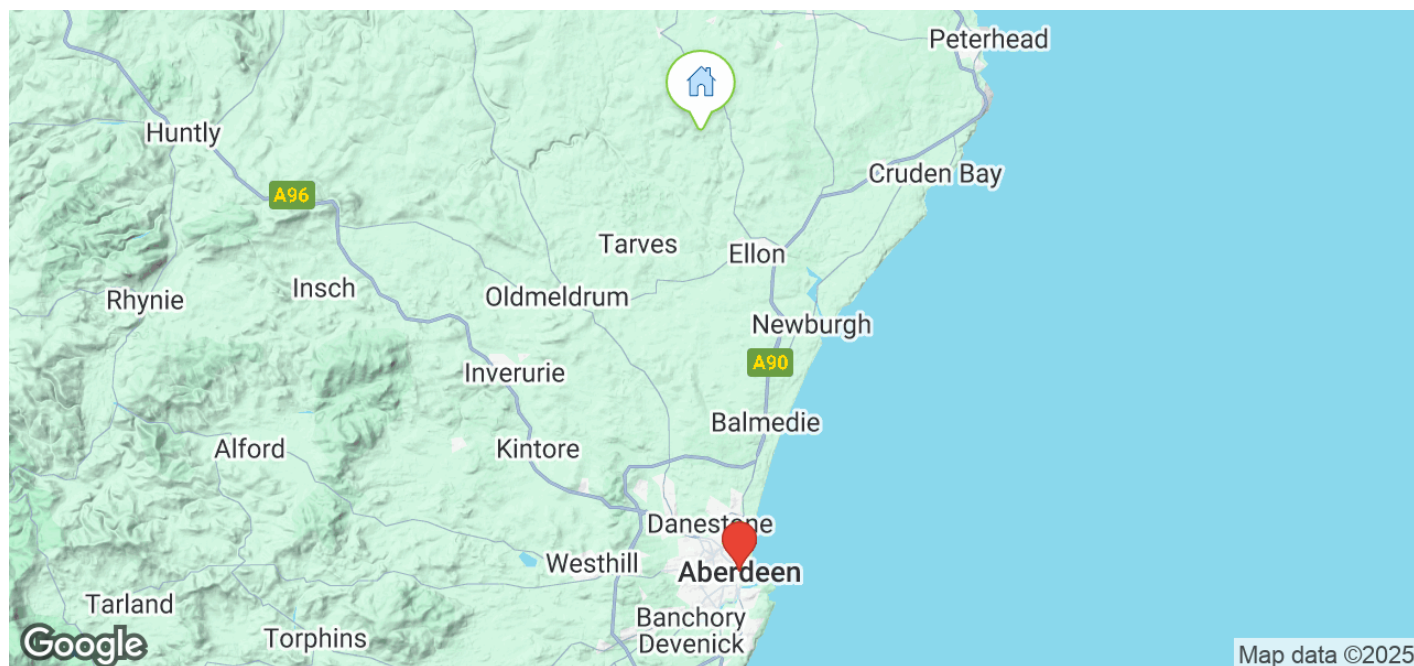
The grounds offer huge potential for a small market garden, equestrian or other related country pursuits or further dwelling house. The approximately one acre to the North of the house has been identified as suitable for smaller wind turbine generation but not pursued by writer.

The house is afforded total privacy.

## Directions

From Ellon take the A948 New Deer road for approximately 2 miles taking a left at the signpost for Drumwhindle. Continue along this road for some distance passing Arnage Station. Follow the road round the corner and up the hill and pass the turn off for Drumwhindle and Cairnorrie. Continue along

this road and the property is located along a private road on the left hand side as indicated by our For Sale sign.



## Accommodation comprises

### (Ground Floor)

Utility Room: 3.00m x 2.36m (9'10" x 7'9") approx.

Hall: 6.38m x 2.53m (20'11" x 8'4") approx.

Kitchen: 3.08m x 3.07m (10'1" x 10'1") approx.

Family Room: 3.00m x 4.00m (9'10" x 13'1") approx.

Dining Room: 3.28m x 1.15m (10'9" x 3'9") approx.

Conservatory: 5.14m x 6.41m (16'10" x 21') approx.

Lounge: 5.00m x 4.12m (16'5" x 13'6") approx.

Bedroom: 4.18m x 3.35m (13'9" x 11') approx.

Bathroom: 4.13x 1.95m (4.13x 6'5") approx.

### (First Floor)

Upper Hall: 10.00m x 3.00m (32'10" x 9'10") approx.

Bedroom: 5.00m x 4.30m (16'5" x 14'1") approx.

Ensuite Bathroom: 2.00m x 2.00m (6'7" x 6'7") approx.

Bedroom: 4.60m x 4.35m (15'1" x 14'3") approx.



Ensuite Bathroom: 2.00m x 2.00m (6'7" x 6'7") approx.

Bathroom: 2.36m x 4.11m (7'9" x 13'6") approx.

Bedroom: 3.00m x 5.00m (9'10" x 16'5") approx.

Study: 1.84m x 1.53m (6' x 5') approx.

Bed/Games Room: 5.62m x 6.23m (18'5" x 20'5") approx.

### **View this property here**

<https://www.aspc.co.uk/search/property/357425/Savoch-Moss/Ellon/>

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