

**Cattie Knowes,**

Daviot, Inverurie, AB51 0JH

Price Around  
**£590,000**

**Under offer**

5 3 4 410 m<sup>2</sup> EPC B Council Tax Band TBC



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**Features** Garage Garden Land

**Description**

We are delighted to offer for sale this outstanding architect designed **FOUR/FIVE BEDROOM DETACHED DWELLINGHOUSE** which is set within approximately 4.9 acres of land near the expanding village of Daviot in rural Aberdeenshire. Cattie Knowes enjoys an elevated position and benefits from magnificent panoramic views of the Bennachie range and the surrounding countryside.

Built in 2010 the substantial family home incorporates natural materials to the exteriors to create a classic, traditional look boasting great character and charm. Internally the property has been thoughtfully designed for a modern lifestyle and benefits from under floor heating, double glazed windows and an internal elevator, while also incorporating many traditional features such as exposed wooden ceiling beams, focal dressed stone walls, ceiling cornicing, quality wooden flooring and doors and a functional wood burning stove, creating a comfortable and versatile family home. The property is

finished to an exceptionally high standard throughout boasting high specification kitchen, sanitary ware and bedroom units. The decoration is fresh and tasteful, predominantly in a neutral pallet.

The accommodation is set over two floors and all rooms are exceptionally spacious and airy. The main entrance door provides access to the front vestibule which leads on to a vaulted reception hallway flooded with natural light from the atrium windows. The formal lounge has full-length windows with views to the south and east and boasts an exposed dressed stone wall and wood burning stove set on a slate hearth. The stunning open plan kitchen and dining area offers a truly contemporary but functional living space with tasteful high quality flooring throughout. Worth particular note within the fully fitted kitchen is the AGA, AGA oven and the central island incorporating a sink unit and ample work surface. The impressive dining area is ideal for entertaining and provides space for a large table and chairs. The exquisite décor features an exposed dressed stone wall and stunning stained glass windows with lead inlays and unique decorative detail set into internal wall. The off set conservatory/sun room has windows at half height to three sides providing breathtaking, uninterrupted views of the dramatic Bennachie range and surrounding countryside. The ground floor accommodation further comprises a rear entrance vestibule, study which could be utilised as a fifth bedroom, utility room fitted with a range of units at high and low level, shower room and elevator providing access to first floor.

The carpeted staircase with stunning open wooden balustrade leads to the first floor with galleried landing. The master bedroom boasts a range of fitted units and has double windows to the front offering extensive views of the garden and surrounding countryside. The fully tiled en suite has twin wash hand basins, a contemporary freestanding bath and fully enclosed shower unit. A second double bedroom also boasts a range of fitted units and an en suite with bath and shower enclosure. There are two more attractively presented double bedrooms with extensive and integrated storage space. The fully tiled modern family bathroom features a wash hand basin set in an attractive vanity unit, a large bath and separate shower enclosure.

Outside a sweeping tarred driveway with courtesy lighting leads to the property and ground beyond. There is ample parking for several cars. The double garage is served by electric up and over doors and benefits from a range of fitted storage units, power and light. The extensive gardens have been landscaped and are mainly laid to lawn featuring dressed stone dykes, mature trees and a large south facing sandstone patio area, ideal for entertaining. There is a large shed to the rear of the property. There is also a range of energy efficient solar panels.

Viewing of this stunning family home is highly recommended to fully appreciate the beautifully presented accommodation on offer.

Daviot is a small and vibrant, village community approximately 4 miles north of Inverurie and is within easy commuting distance of Dyce, Aberdeen, Westhill and Kingswells. There is a highly regarded primary school within the village and secondary education is provided at both Meldrum and Inverurie academy. The popular village has a small public house, shop and a village hall that is well represented by user groups including the established playgroup and parent and toddler group.

Inverurie, a short drive away, is an expanding, prosperous town with excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin. There is an excellent range of retail outlets, a health centre, cottage hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling, fishing and hillwalking are all available nearby.

**ENTRANCE VESTIBULE:** Glass panelled door gives access to the bright and spacious entrance vestibule. Two windows to side with fitted curtains and curtain pole drawing ample natural light. Antler cloak hooks. Stained glass pendant light fitment. Attractive coving. Slate flooring. Glass panelled door with glass side panels leads to the welcoming reception hallway.

**HALLWAY:** Grand reception hallway accessed via glass panelled door from dining room and from which majority of ground floor accommodation leads. Understairs cupboard housing meter. Access to elevator which leads to first floor. Coving. Two matching spotlight fitments. Wooden flooring.

**KITCHEN:** A beautifully presented kitchen, accessed from the hallway and also from the rear vestibule, fitted with a wide range of quality contemporary wooden units incorporating single drainer sink unit with mixer tap and set into marble work surfaces. Central island incorporating further sink unit with wooden work surfaces and a range of drawers and cupboards at low level. Integrated appliances include a full length Meile fridge, full length Meile freezer and Elextrolux dishwasher. AGA Range set into alcove with marble splash back panelling. Further AGA oven with point ceramic hob and marble splashback panelling and Meile cooker hood above. Windows to three sides with fitted roller blinds offering north, west and south facing views. Recessed down lights. Slate flooring. Set on open plan with dining area. (5.9m x 4.9m)

**DINING AREA:** Magnificent dining area set on open plan with kitchen and accessed via glass panelled doors from rear vestibule and reception hallway. Particular features of the generously sized room are the exposed dressed stone wall with feature alcove with glass shelves and down lights. Stunning bespoke designed stained glass windows with led inlays and unique decorative detail set into internal wall. South facing window with fitted curtains and curtain pole to side. Exposed ceiling beams. Attractive coving. Recessed down lights. Radiator. Wooden flooring. (7.6m x 6.5m reducing to 5.5m)

**CONSERVATORY/SUN ROOM:** Accessed via glass panelled doors from dining area. Windows to half height to three sides with fitted curtains and curtain rail. Range of low level cupboards providing good storage space and shelved seating area. Attractive coving. Recessed down lights. Slate flooring. Glass panelled French doors provides access to the paved patio area which provides uninterrupted, striking views of the surrounding countryside. (4.3m x 4.3m)

**LOUNGE:** Impressive lounge accessed via glass panelled door from hallway, with exposed dressed stone wall incorporating alcove with glass shelves and downlights and wood burning stove set on a slate hearth. Full-length window with views east with fitted curtains, curtain pole and screen. Further window to half height to south with fitted screen, curtains and curtain pole. Two matching chandelier style light fitment set into ceiling cornicing. Attractive coving. TV point. Fitted carpet. (5.6m x 6.5m)

**STUDY/DOUBLE BEDROOM (5):** Good sized room on ground level currently utilised as study but could be utilised as fifth double bedroom, further family room, nursery or further dining area. Accessed via glass panelled doors to rear and front hallway with window to east with fitted curtains and curtain pole. Two full length integrated cupboards housing boiler and heating control system. Further fixed cupboard housing elevator control panel. Range of low level fitted storage cupboards. Attractive coving. Central light fitment. Wooden flooring. (4m x 4.8m)

**SHOWER ROOM:** High quality white suite comprising wc with concealed cistern, wash hand basin set into vanity unit with mirror above and fully enclosed corner shower unit. Opaque window with roller blind. Quality tiling to walls and floors. Shaver point. Toilet roll holder. Extractor fan. Chrome fittings. Three point central light fitment. Ladder style heated towel rail. (2.6m x 1.8m)

**UTILITY ROOM:** Good sized utility room accessed via glass panelled door from hallway with window to west with fitted roller blind. Range of units at low level with marble work surface. Single drainer sink unit with mixer tap. Splashback tiling. Hotpoint washing machine and tumble dryer to be included in the sale price. Towel rail. .Extractor fan. Florescent strip light. Engineered oak flooring. Integral door to double garage.

**ELEVATOR:** Electric elevator providing access to first floor.

**REAR PORCH:** Glass panelled door gives access to the bright and spacious rear porch. Windows to half height. Cloak hooks. Lock block stone flooring with chipped granite borders. Wall mounted courtesy light.

**REAR VESTIBULE:** Accessed via glass panelled door from porch. Cloak hooks. Low level storage cupboards. Coving. Central light fitment. Slate flooring. Glass panelled door to kitchen.

**UPPER HALLWAY:** Carpeted staircase with stunning open wooden balustrade leads to the first floor with galleried landing from which all rooms lead. Access to Loft. Velux window with roller blind with ground floor control panel for ease of use. Additional window to west with fitted curtains and curtain rail. Walk in large airing cupboard with shelving and hanging space with light. Further double door integrated cupboard housing heating control system and with hanging rail. Additional double door cupboard with shelving and additional single cupboard incorporating hanging rail and shelf. Attractive coving. Low hanging chandelier style light fitment set into ceiling cornicing. Three mosaic style pendant light fitments.

**LOFT:** Running length and breadth of property, offering extensive storage space. Part floored and with power and light.

**MASTER BEDROOM (1):** Spacious double bedroom. Part coombed ceiling. Two windows to east with fitted curtains and curtain rail. Range of integrated wardrobes with hanging rails and shelf spanning width of room and incorporating full length mirrors. Further integrated wardrobe with double sliding doors. Fitted vanity desk incorporating seating area with drawers below set into window recess. Chandelier style fitment set into ceiling cornicing. Attractive coving. TV point. Fitted carpet. (6.1m into window recess x 5.2m)

**EN-SUITE:** Elegant and delicately presented ensuite comprising twin pedestal wash hand basins with unique decorative detail and mirrors above, free standing bath and fully enclosed shower unit. Exquisite porcelain style tiling to floors and walls. Fitted unit at low level with porcelain work surface. Brushed gold fittings. Recessed down lights. Velux window with roller blind and further porthole window. Ladder style heated towel rail. (5.9m x 2.2m)

**DOUBLE BEDROOM (2):** Further spacious double bedroom with range of fitted units at high and low level offering extensive storage space. Double door integrated wardrobe incorporating hanging rail and shelf. Attractive central light fitment set into ceiling cornicing. Porthole window to east and further south facing window with fitted curtains and curtain rail. Attractive coving. TV point. Fitted carpet. (4.6m x 4.8m)

**EN-SUITE:** High quality white suite comprising wc with concealed cistern, wash hand basin set into vanity unit with mirror above, bath and fully enclosed corner shower unit. South facing window with roller blind. Quality tiling to walls and floors. Shaver point. Extractor fan. Chrome fittings. Four point central light fitment. Ladder style heated towel rail. (2.3m x 3.5m)

**DOUBLE BEDROOM (3):** Large double bedroom with double window to front with fitted curtains and curtain rail. Range of integrated double door wardrobes incorporating hanging rails and shelf. Fitted vanity desk incorporating seating area with drawers below set into window recess. Fitted unit at low level with seating area above and drawers below set into window recess. Attractive coving. Central light fitment set into ceiling cornicing. TV point. Fitted carpet. (4.8m x 3.7m)

**DOUBLE BEDROOM (4):** Further large double bedroom with double east facing window with fitted curtains and curtain rail. Integrated double door wardrobes incorporating hanging rails and shelf. Attractive coving. Central light fitment set into ceiling cornicing. TV point. Fitted carpet. (4.3m x 4.1m)

**FAMILY BATHROOM:** High quality white suite comprising wc with hidden cistern, wash hand basin set into vanity unit with mirror above, corner shower unit with inset ceiling spotlights above and deep bath. Wall and floor tiling. South facing window with roller blind. Shaver point. Extractor fan. Central light fitment. Ladder style heated towel rail. (2.3m x 3.6m)

**OUTSIDE:** There is a sweeping lock block driveway with courtesy lighting which leads to the property and ground beyond. There is ample parking for several cars. Rotary clothes dryer. External lighting, tap and socket.

The extensive gardens have been landscaped and are mainly laid to lawn featuring dressed stone dykes, mature trees and a large south facing sandstone patio area, ideal for entertaining.

**DOUBLE GARAGE:** The double garage is served by electric up and over doors. Florescent strip lighting. Range of units at low level. Integrated wine rack. (7.9m x 9m)

**GENERAL PURPOSE AGRICULTURAL SHED:** Large single storey store with access via side door and additional full length retracting door offering access for industrial vehicles. (9m x 6m)

**OUTBUILDINGS:** There is an impressive traditional dressed stone outbuilding to the west of the subjects housing oil tank servicing the AGA cooker.

Two further metal outbuildings containing water filters and pumps.

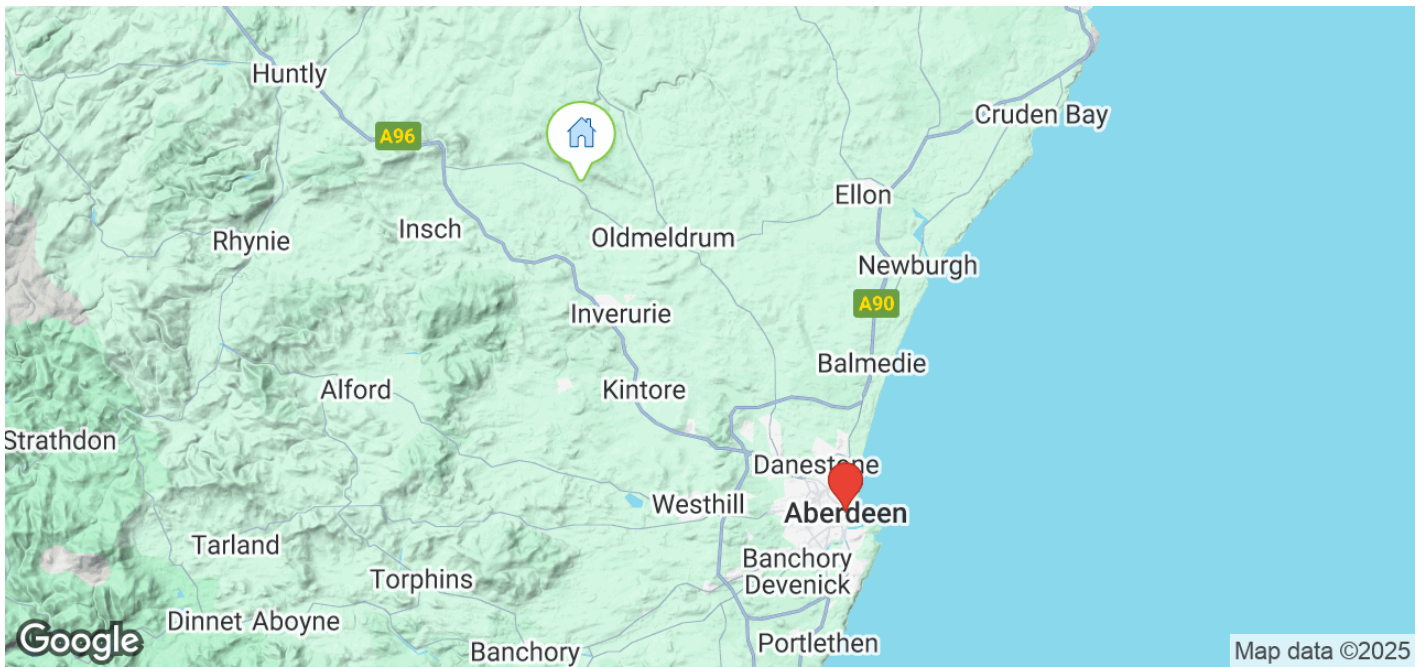
**GROUND:** The property is set within 4.9 acres of land mainly laid in grass. There is a grass field to the front of the property which would be ideal for keeping a small horse or pony.

**ADDITIONAL INFORMATION:** The property incorporates 42 panel solar photovoltaic system for additional electricity generation. The panels are ground mounted on steel frames, located to the east of the dwelling. The system benefits from the Government Feed-In-Tariff.

**COUNCIL TAX:** This property is currently assessed as being Band G.

**GENERAL:** A truly unique and stunning family home set within an idyllic location with truly breathtaking views.

**DIRECTIONS** From the centre of the village of Daviot, take the road westward past the Scout building and cemetery on the left. Travel approximately half a mile and then take a right turn opposite a small copse of trees. 100 metre along that road you will find the entrance driveway to Cattie Knowes on your left.



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<https://www.aspc.co.uk/search/property/351208/Cattie-Knowes/Inverurie/>

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