



Galbraith

WATERTON HOUSE
ELLON, ABERDEENSHIRE

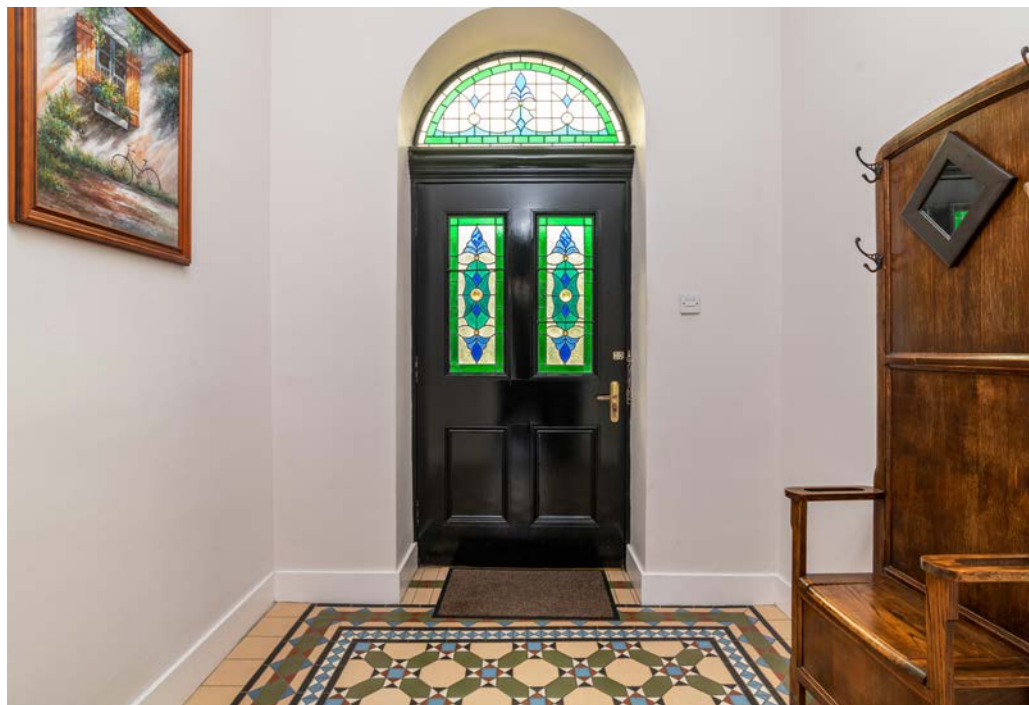


WATERTON HOUSE, ELLON, ABERDEENSHIRE

Stunning period country house nestled in 1.5 acres of private grounds, minutes from a wealth of local amenities

Ellon 1 mile ■ Peterhead 16 Miles ■ Aberdeen 16 miles

- Acreage 1.5 Acres
- 4 reception rooms. 5 bedrooms
- Highly desirable property in sought after area of Ellon
- Exquisite décor and presence throughout
- Breathtakingly beautiful grounds spanning to 1.5 acres
- Outstanding outbuildings and timber log cabin



Galbraith

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 **OnTheMarket**



SITUATION

Waterton house is located just to the outskirts of Ellon. The town is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.

DESCRIPTION

Dating back to about 1850, Waterton House is a charming detached country home. Sympathetically modernised and upgraded throughout, the finery of its heritage is very much still evident. Substantial historical documentation provides much information about the surrounding estate and there is mention of the architect who had the vision for the house, which was the renowned Aberdeenshire architect John Smith. Born into a dynasty of architects, the family have become synonymous for their fine Granite work and there are links to the Royal family with commissions undertaken at Balmoral. The Gothic Tudor style is beautifully represented with a most commanding front elevation at Waterton House. Upon ascending the driveway the vista is truly spectacular with the house standing proud in a wraparound garden with a panoramic view to a multitude of majestic trees, shrubs and meandering formal gardens. Stretching to approx. 1.5 acres the grounds offer a wonderful haven for all the family. Ample seating areas prove places to sit and take in the tranquil surroundings. The addition of comprehensive

outbuildings, such as the striking log cabin, offer space to entertain and really make the most of all grounds throughout the changing seasons. The current owners have tastefully cultivated a family home to relax and enjoy to the fullest. There is a good degree of privacy offered within the grounds, yet the location offers easy access to a wealth of local amenities. Waterton House really is a special home both inside and out, offering any discerning buyer the joy of country living with all the extra luxuries of a modern family home.

A beautiful commanding hard wood door with stained glass panels opens into a vestibule with attractive mosaic tiling providing a taste of what the house has to offer internally. This impressive reception hallway has a delightful presence, a superb light tunnel bathes the area with an abundance of natural light, and the herringbone oak flooring is most impressive with light wall decor contrasting well. Flowing naturally from the main hallway, the dining room has a bay window providing a superb garden aspect, this expansive room is completely versatile as an informal family space or for larger formal dining and entertaining occasions. The décor is most tasteful with subtle wall paper representing the Strawberry Thief design by William Morris. The window to the front perfectly frames the garden view. Sash and case windows have been recently renewed with fully working shutters to either side. The dining kitchen is located to the rear of the dining room with access from the main hall also. Presented in a modern style the dining kitchen is fitted with a comprehensive range of base and wall units, complemented by extensive work surfaces. There is a



good range of kitchen appliances with an induction hob and overhead extractor. Fitted wine storage surrounds the American Fridge Freezer and a large shelved book case creates an attractive aspect whilst providing storage space as desired. For everyday domestic tasks there is a large utility room fitted with an extensive range of base and wall units with contrasting work surfaces and additional kitchen appliances. A cloakroom is fitted with a white WC and wash hand basin are most handily located adjacent with a rear door giving alternative access from the surrounding driveway. The front facing sitting room benefits from an elegant atmosphere with triple aspect windows, light carpeting and decor enhancing a fresh and airy aspect. The fireplace with log burner creates a striking focal point and adds to the grandeur of the room. Family accommodation continues with a rear snug like lounge which offers more informal space and a wood burner gives a cosy feel to the room. French doors lead from the lounge to a lovely conservatory with access to the garden grounds enhancing the inside/ outside flow. On the upper floor the charming principal bedroom has been presented immaculately. Two recessed wardrobes combine with fitted cupboards providing excellent storage space. Bedrooms three and four have generous dimensions and are equally versatile and well-presented rooms. Bedrooms two and five are superb with a front facing aspect and delightful views over to the multitude of mature trees in the garden. A separate shower room and beautiful expansive bathroom with free standing roll top bath complete the upper accommodation. Please note that the fridge freezer in the kitchen and light fitting in the snug are not included in the sale but may be available by separate negotiation and that other items of furniture and garden machinery may also be available by separate negotiation.

ACCOMMODATION

Ground Floor: entrance vestibule, hallway, living room, dining room, dining kitchen, sitting room with conservatory off, utility room, WC apartment, rear vestibule.

First Floor: 5 bedrooms, bathroom with WC, shower room with WC.

GARDEN (AND GROUNDS)

A gated private tree lined driveway leads to a large turning and parking area for numerous vehicles. Areas of lawns have cultivated and mature flower borders and beds, majestic trees, shrub bushes and other colourful planting lead from the house down to a more dense area of the garden, creating a most secret area, a small burn and picturesque bridge are lovely finish to a most picturesque garden. There is a shed, garage and large car port immediately to the side of the property that is used for a variety of purposes. Viewers will be undoubtedly attracted to the large Timber Log Cabin to the rear of the property. This substantial dwelling offers a versatile outdoor facility, with a covered cooking and seating area. Grounds are bounded by post and wire fencing, ideal for pets and the current owners have planted a most productive orchard with both cooking and edible produce.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Waterton House	Mains	Mains	Septic Tank	Freehold	Oil Band	G	C

DIRECTIONS

On entering Ellon from the south along the A90, proceed straight on at the traffic lights, continue over the bridge and take the first right, continue along Castle Road for some distance, just as you approach GPH home & Garden centre to the left, there is a turn off to the right which leads to the gate of Waterton House.

POST CODE

AB41 9QQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///unwanted.lungs.sedative](#)

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID19 and social distancing measures will be adhered to at all times.

ANTI MONEY LAUNDERING (AML) REGULATIONS

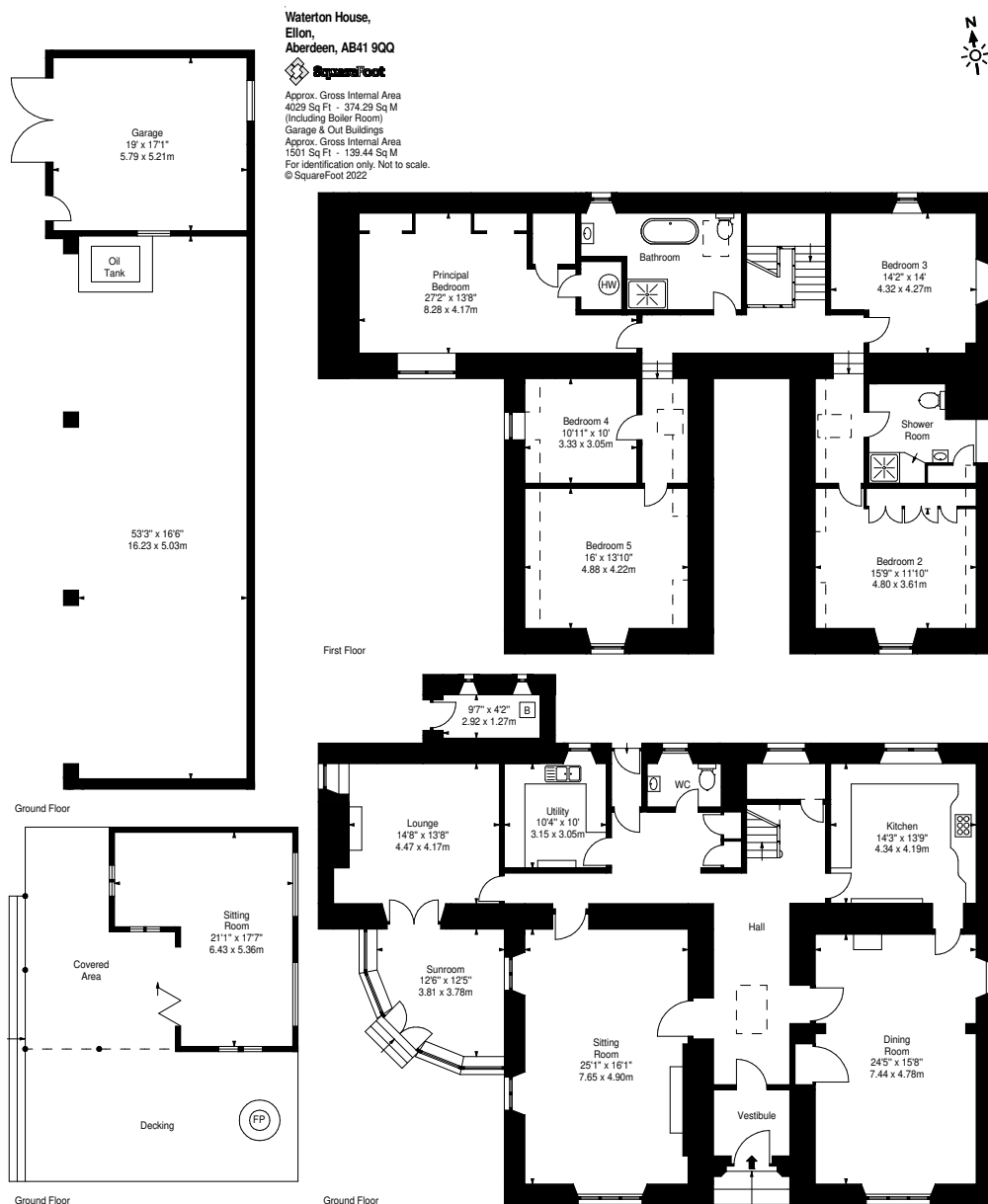
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers’s solicitors as true copies along with written confirmation from the purchasers’s solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.







IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date -A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers -Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken as of July 2022



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