



**FOUR STOREY LISTED FORMER GRANARY IN CHARMING
HARBOUR WITH SPECTACULAR SEA VIEWS**

THE GRANARY, SHOREHEAD, STONEHAVEN, KINCARDINESHIRE, AB39 2JY

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Summary

Entrance porch ♦ reception hallway ♦ wine cellar ♦ former shop/gallery, currently used as a gardeners room ♦ utility room ♦ cloakroom with wc and wash hand basin

First floor: Sitting room with open plan dining room ♦ dining kitchen ♦ shower room ♦ double bedroom currently used as study ♦ walk in pantry

Second floor: Principal bedroom with en suite dressing room and en suite bathroom and walk-in cupboard ♦ laundry room ♦ double bedroom 2 ♦ family bathroom with over bath shower ♦ double bedroom 3 ♦ en suite double bedroom 4 currently a guest bedroom

Third floor: Bedroom 5 ♦ bedroom 6 ♦ boiler room ♦ bathroom with over bath shower ♦ games room as part of the large attic space ♦ box room

Triple garage ♦ roof terrace

EPC = D

Distances: Aberdeen: 16 miles, Aberdeen Airport: 21 miles, Dundee: 50.5 miles Perth: 72 miles





Location

The Granary is situated in the most prominent position in the heart of the historic harbour, with magnificent views out through the harbour mouth to Downie Point. Stonehaven is a charming fishing port and traditional holiday resort. Just to the south are the dramatic ruins of Dunnottar Castle, a brooding medieval fortress perched on a rocky crag above the North Sea. Sheltering beneath the cliffs is the town's pretty harbour, where there is a museum and a seafood restaurant set in a 16th century jail, as well as the historic Ship Inn and the Marine Hotel, which brews its own beers. The town hosts an annual real ale festival in June. Along the bay are an award winning fish and chip shop and an Olympic-sized art deco open air swimming pool where, in the summer, you can swim under the stars in water that is heated to a balmy 29 degrees. The Victorian town hall hosts gigs and cinema screenings, the town's four schools are rated "very good" or "good", and there is a cliff top golf course and a busy yacht club. Stonehaven hosts its world famous Hogmanay fire ball procession just yards from the property and a music event on New Year's Eve in the town centre.

The oil capital of Aberdeen, with its theatres, universities and shopping centres is just 20 minutes away by train. The train station is served by frequent services to Aberdeen, Edinburgh, Glasgow, the East Coast line to London and the Cross Country line to Birmingham and the West Country. The station benefits from free car parking. Buses regularly run from the town to Aberdeen, Dundee and Perth. The town is adjacent to the A90 allowing easy access to Aberdeen and the north; Dundee, Edinburgh and Glasgow to the south. Stonehaven will be at the southern end of the Aberdeen Western Peripheral Route that will be completed in 2018. This will allow rapid access to Aberdeen Airport and business areas to the west and north of Aberdeen. Aberdeen Airport offers direct flights to hubs in London, Paris, Amsterdam and Frankfurt. The airport is also a hub for the main transport routes for personnel working on the offshore oil and gas installations.

History

The 1864 Ordnance Survey town plan of Stonehaven has evidence of The Granary, and early photographs of the harbour show the current

building in use as a granary. The ground floor of the building was briefly used as a shop in the early 1970's. However, it was not until 1976 that the present owner had the vision and creative flair to transform the building from a working granary into a residential family home. The conversion retained original features of the granary including wooden supports and beams and the lifting hoist and added new features such as the magnificent picture window overlooking the harbour entrance.

Many of the internal fittings were reclaimed, such as the balustrades and spindles on the stairs from Marischal College in Aberdeen and the old stone fireplace in the main living room, along with many of the doors and panelling.

Description

The reception hallway is most welcoming, with solid oak flooring and a stone feature wall with additional oak panelling to dado height. Exposed beamed ceilings are a consistent attraction in most areas. The oak staircase is fitted with decorative spindles and balustrade and the landing areas are oak finished. The open plan reception rooms feature a large picture window and open fireplace with stone chimney breast reclaimed from a local building, and substantial slate hearth. Double glazed doors lead to the roof terrace which enjoys further views across the harbour and a ringside seat for the Hogmanay fireworks on the Bervie Braes. The dining kitchen has an extensive range of pine cabinets and wall dresser, and a window seat overlooking the harbour. The shower and bathrooms are a combination of white sanitary ware and coloured suites and with the exception of the shower room with electric shower the over bath showers are main mixer types. All of the bedrooms are located at the front of the house with sea views, and are double bedrooms with walk in wardrobes; they either have full length windows or window seats to capture the magical views. The upper floor includes a large attic games room.

Accommodation

The present configuration is very versatile and begins with the entrance porch which leads to the reception hallway. This still retains the original grain chute, while under the staircase is a walk in wine cellar. A balustraded main staircase leads to the first floor landing.



A door leads to the former shop/gallery with a concrete floor and 4 front facing windows and is currently used as a workshop. This room provides access into the large rear hallway, which leads to the utility room and has a cloakroom with WC and wash hand basin. From this area is a staircase with rear access to the first floor landing. An integral door provides access into the triple garage. An elongated hallway at first floor level leads to the wonderful sitting room in which an extra large picture window affords the most stunning views across the harbour. Double glazed doors lead onto the spacious roof terrace for the ultimate alfresco experience for entertaining or relaxation. Open plan to the sitting room is the dining room which in turn has a swing door into the dining kitchen, which includes two cookers, gas hob, extractor vent and a range of pine fitted kitchen units. The first floor double bedroom is currently used as a study with a front facing aspect and full length window. There is a useful walk in pantry and this level is completed with a cloak room, shower room with WC and wash hand basin.

The second floor has two walk in airing cupboards, and a laundry room which is plumbed for a washing machine and has space for a vented tumble dryer. The far wing has a superb principal bedroom suite with twin aspect windows (over the harbour and to the south over the Bervie Braes), en suite bathroom with over bath shower, walk in dressing room, and walk in linen cupboard. There are a further two double bedrooms and a guest double bedroom with en suite bathroom which affords dual access into the hallway. A family bathroom is fitted with an over the bath shower, WC and wash hand basin. The top floor has two further bedrooms with sea views, boiler room and further family bathroom with over the bath shower, WC and wash hand basin. There is an extremely adaptable games room with two front and side windows, original shutters and Velux windows providing an abundance of natural light. Further storage space is provided by a box room.

Outside

Triple garage with substantial sliding doors. Fitted with power, water and light. Roof terrace above the garage accessed from the sitting room.

Services

Mains water and drainage. Gas central heating with Glow-worm condensing boiler.

Fixtures and fittings

All fitted carpets, fitted floor coverings, NEFF oven, dishwasher, automatic washing machine, tumble dryer, hand made fitted bookshelf, lights and bathroom fittings, are included in the sale price.

Local Authority

Aberdeenshire Council Tax Band G.

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

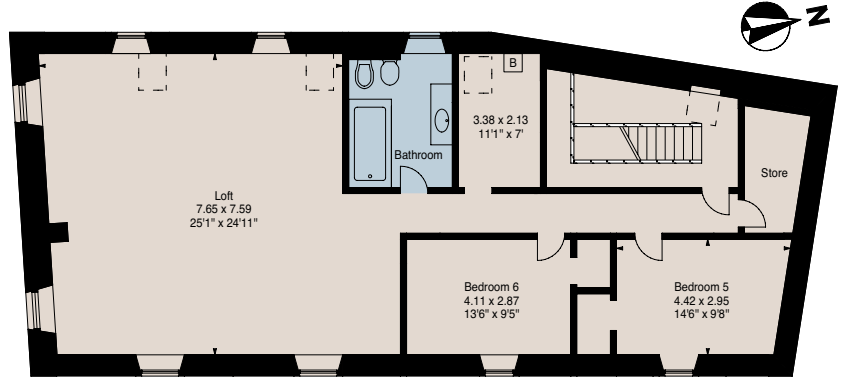
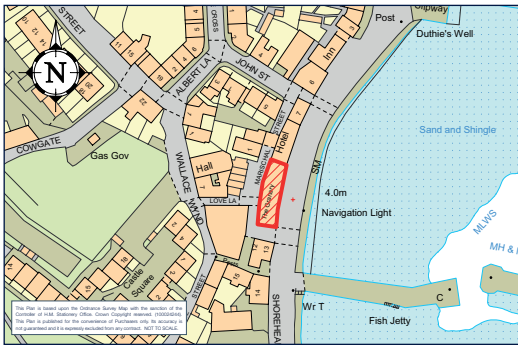
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

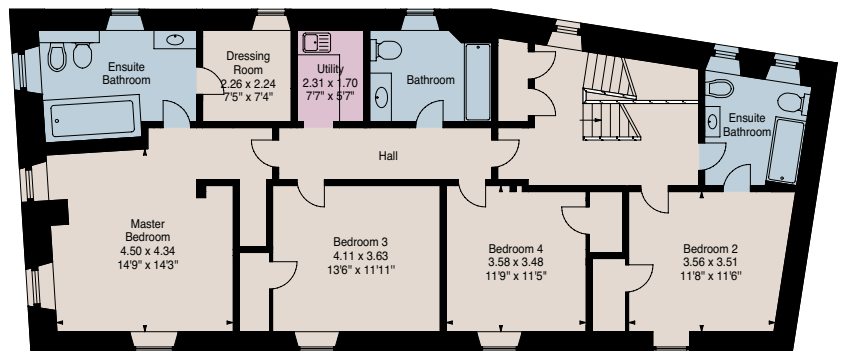
Strictly by appointment with Savills – 01224 971110

FLOORPLANS

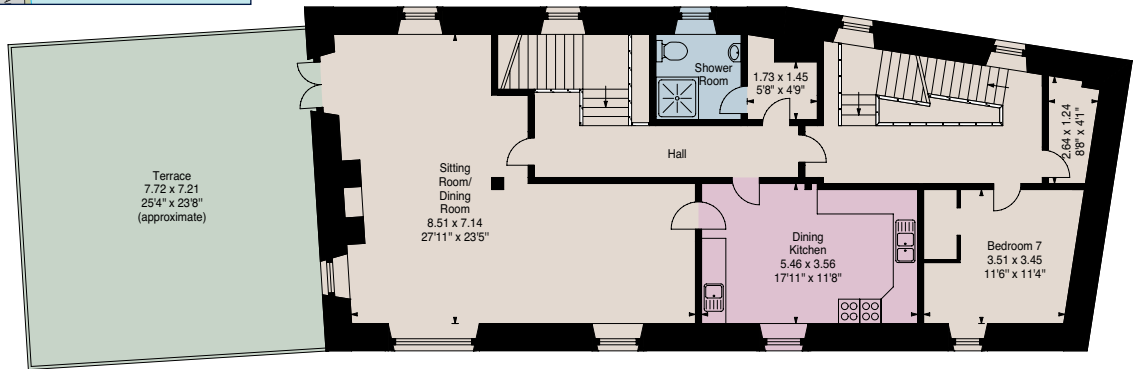
Gross internal area (approx):
587.87 sq.m (6328 sq.ft)
(Including Garage)



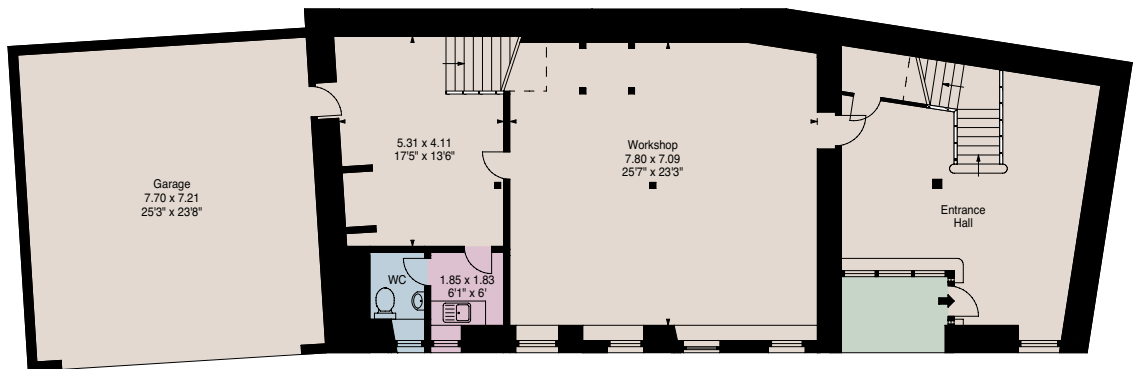
Third Floor



Second Floor



First Floor



Ground Floor

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