



AN OASIS IN THE CITY – A RARE COUNTRY HOUSE WITH STABLE BLOCK, SUBSTANTIAL  
OUT BUILDINGS AND HISTORIC WINDMILL SET IN APPROX 10 ACRES IN ABERDEEN

DRUMGARTH, INCHGARTH ROAD, ABERDEEN, AB15 9NX

savills



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## Summary

Entrance vestibule ♦ reception hallway ♦ morning room  
drawing room ♦ family room ♦ dining room ♦ conservatory/  
veranda ♦ dining kitchen ♦ rear vestibule ♦ boot room  
inner hallway ♦ laundry room ♦ cloakroom with wc and wash  
hand basin

## First floor

Principal bedroom with dressing room and en suite bathroom  
with separate shower enclosure ♦ five bedrooms ♦ bathroom  
with over bath shower ♦ family bathroom with separate  
shower enclosure and sauna ♦ cloakroom with wc and wash  
hand basin ♦ stone staircase to lower floor ♦ wine cellar  
store room ♦ coal cellar ♦ boiler room

## Outbuildings

Games room approximately 7m x 12m ♦ three garages  
approximately 5.6m x 7.5 m, 13m x 7.5m and 4.5m x 7m  
stable/garage block ♦ the garage is approximately 10m x 6m  
and there are three loose box stables, tack room and hay  
store ♦ double car port ♦ timber pony shelter

EPC = C

Aberdeen International Airport: 9 miles ♦ ABZ Business Park:  
9.5 miles ♦ Prime Four Business Park: 5 miles ♦ Aberdeen Royal  
Infirmary: 4.5 miles

## Location

The property is situated in the most tranquil of settings and is within  
walking distance of Cults, one of Aberdeen's most exclusive and  
prestigious suburbs known for its historic granite housing, which  
sits approximately six miles from the coast of the North Sea. Cults  
maintains village status and enjoys the best of both country and  
urban living, with the community feel of a rural parish, along with  
an enviable proximity to the west of the City of Aberdeen. There is  
easy commuting to Aberdeen city centre and the business parks





and industrial estates throughout the city and outskirts are conveniently accessible. There are various green spaces in Cults, the largest of these being Allan Park, a public park situated near the golf club and the River Dee. The park is also home to the Cults Cricket Club. A host of amenities is available in the area particularly for the sporting enthusiast, namely golfing, fishing, walking and so on, and further into the Grampian hills hiking and skiing. Cults is served by a variety of small shops, churches, modest-sized hotels and eateries, mostly situated in the village centre. Excellent schools serve the area and there is The International School at Pitfodells as well as a choice of private schools in the city. On the doorstep is the amenities of the Norwood Hotel and a short walk into Pitfodells leads to The Marcliffe Hotel and Spa which is Aberdeen's only 5 star hotel. Swimming pool and gym facilities are available at RGU Sport and David Lloyd on Garthdee Road, or at Cults Academy. The Old Deeside Line is very close by, allowing walking, running and cycling paths. The RGU campus is only approximately 1.3 miles away and the Bridge of Dee retail parks, including Asda, B & Q, Boots, Currys & Sainsbury are about 1 mile away.

### History

Drumgarth was built in 1859 for George Jamieson, a jeweller, and was designed by the Inverness architects Alexander & William Reid and Mackenzie. Drumgarth and its windmill is situated in the Pitfodells area of Aberdeen, which was purchased and feued by the Pitfodells Land Company (established 1854). Jamieson was a partner in the company and Drumgarth was one of the first houses to be built on the former Pitfodells estate. The windmill at Drumgarth is one of only a few remaining roofed windmills in Scotland. It was rebuilt in its secluded garden site around 1870-80 from its previous city centre site and it is very likely to contain some mid 17th century fabric. There is some decorative detailing to the roof and it was designed in its present position to take advantage of views over the surrounding countryside. In its use of material from an earlier windmill, it has an important link to the industrial past of Aberdeen.

### Description

This two storey Victorian detached house is set well back into some 10 acres of mature grounds providing a rare opportunity for a real green oasis in the city. It is some 30 years since this property was last on the market. Features include high ceilings in the public rooms, cornice work, some arched alcoves, fireplaces, some column style radiators, deep skirting boards, brass finger plates, brass power light switches and power plates, window shutters and plantation wooden window blinds.

### Accommodation

The porticoed, pillared entrance opens into the vestibule and in turn the reception hallway both of which have marble floors. The morning room has a large front facing bay and side window and is currently used as an office with hand crafted desks, cabinets and drawers. Adjacent is the wonderful drawing room with side bay window flanked by extensive wood panelling. The focal point of this room is the ornate fireplace. This public room forms the opening link into two other reception rooms offering fantastic circulation space for entertaining. Sliding French doors lead into the informal family room with rear bay window and pine lining

to dado height and again features a fireplace. Twin doors connect into the formal dining room with the focal point being a wood burning stove. French doors open into a magnificent conservatory/veranda. This fabulous room much surely be the hub of the house and has bi folding doors on two sides which can be folded back to enjoy the ultimate alfresco experience with the extensive rear veranda and decking area. In addition to the folding doors are four single patio doors and large cupola to ensure natural light is in abundance. A fireplace ensures that this is a room to be used all year round, even during the winter months. An archway with sliding door gives access to the modern dining kitchen. Fitted with a comprehensive range of base cabinets complemented by luxury worksurfaces, informal dining is catered for with a centre island. There is an extensive range of integrated high quality appliances. A rear vestibule with garden access has a boot room with upright refrigerator and freezer. For everyday domestic and utility tasks an internal hallway leads to the laundry room. Completing the ground floor level is a cloakroom with white WC and wash hand basin. A wide turned staircase with ornate spindles and decorative balustrade leads to the first floor landing. The principal bedroom suite has a most attractive corner aspect with large side and rear windows. In addition to the walk in dressing room is the particularly generous en suite bathroom which includes a raised circular spa bath and separate large shower enclosure. Opposite is a front facing double bedroom with a fixed wooden stair ladder to an area of loft space. Four further bedrooms are serviced by two large family bathrooms one of which has a sauna. To complete this floor is a cloakroom with WC and wash hand basin.

### Outside

A two storey rubble former tower windmill with a conical roof surmounted by a finial, is situated in a wooded area of the garden grounds. The windmill was reconstructed in this location around 1870-1880 and is likely to contain some mid 17th century material. There are rectangular openings at the ground and first floor levels and the building has an eaves course detail to the roof, and some decorative fishscale slates. Pitfodells and the Early History of Garthdee by J Fiddes states that Jamieson had the windmill resited in 1859 from his feu near Windmill Brae in Aberdeen city centre to Drumgarth, possibly for use as a summerhouse.

Electrically controlled gates lead to a winding elongated tarmac driveway with the perimeter having ornate security carriage style lighting. There is ample turning and parking in front of the house and a double car port. The extremely mature and cultivated grounds are mostly laid in lawns sheltered by shrubs and trees. A formal stepped patio graces the front elevation of the house. There is a central pond as well as a pond water feature at the rear of the house. Fittings are in place for a floodlit fenced tennis court, although this has not been used for some time.

### Games Room

Detached from the house, but located to the side, steps leads to the very generous games room. There are six rear windows and two side windows which overlook the rear paddock and a patio door for external access. For all year round use is a fireplace and corner cocktail bar. Adjacent is a shower room with shower enclosure, WC and wash hand basin. Solar panels are fitted on the rear roof slope of this room.

### Garage

Next to the games room this room has three large rear windows, the solar panel control box, electricity supply and meter as well as a central heating system with boiler. A door leads into a workshop, as this garage was previously used for maintaining and servicing motorcycles.

### Garage

With sliding door this outbuilding can store up to four vehicles.

### Garage

This outbuilding has a garage and side personnel door.

### Stable block

Three loose boxes with tack room and hay store.

### Gate Lodge

This is not included and does not form part of the sale. The vendor for Drumgarth is also the title holder for the lodge.

**Services:** Mains electricity. Mains gas central heating. Double glazing. Mains water. Mains drainage

**Fixtures and fittings:** All fitted carpets, fitted floor coverings, window blinds, curtains, lights and bathroom fittings, built-in Siemens oven, built-in Siemens grill, Neff single gas hob, Neff double gas hob, Neff induction style hob, Miele microwave, Neff steam oven or plate warmer, integrated refrigerator, Neff integrated dishwasher, Samsung washing machine and Hoover tumble dryer are included in the sale.

**Local Authority:** Aberdeen City Council Tax Band H.

**Listing:** Windmill – Category C Listed.

### 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

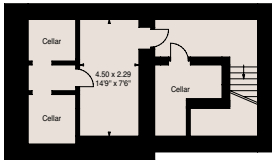
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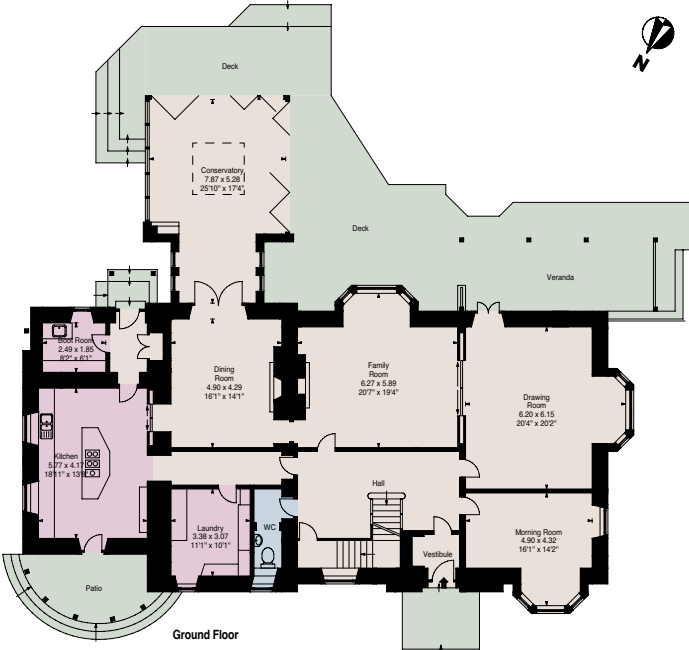
FLOORPLANS

Gross internal area (approx):  
468.96 sq.m (5048 sq.ft)

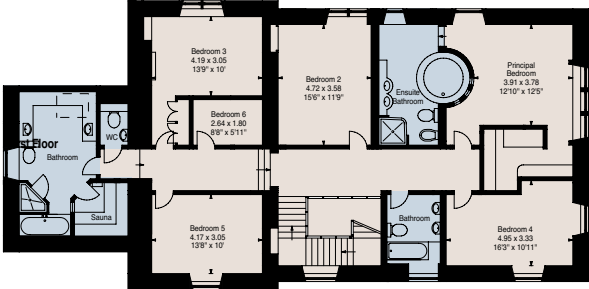
Outbuildings:  
453.63 sq.m (4883 sq.ft)



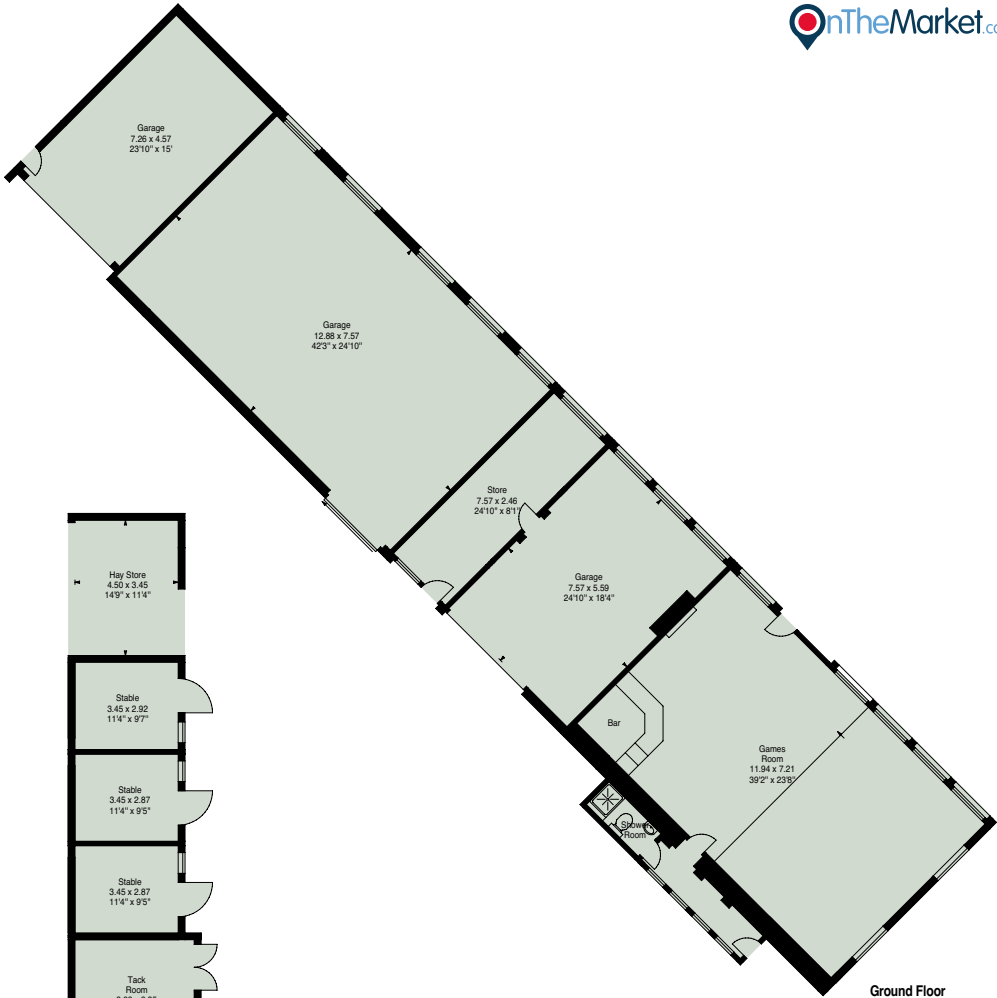
Lower Ground Floor



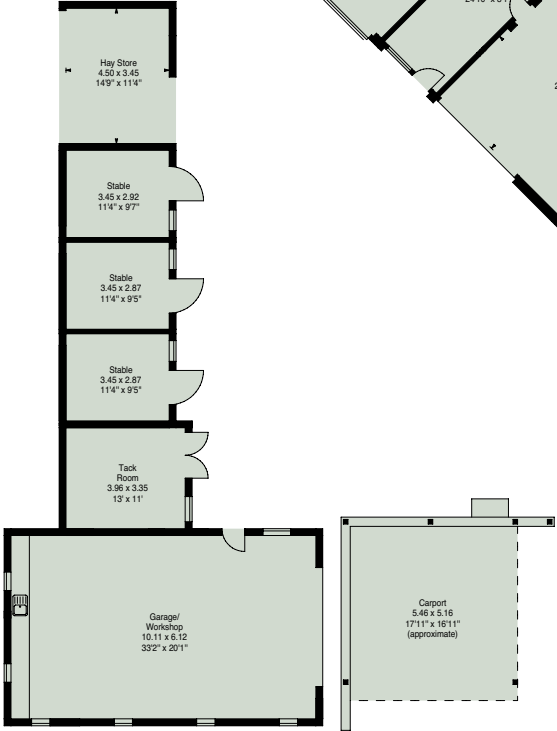
Ground Floor



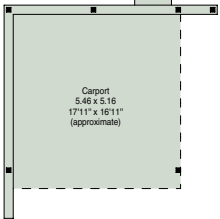
Upper Ground Floor



Ground Floor



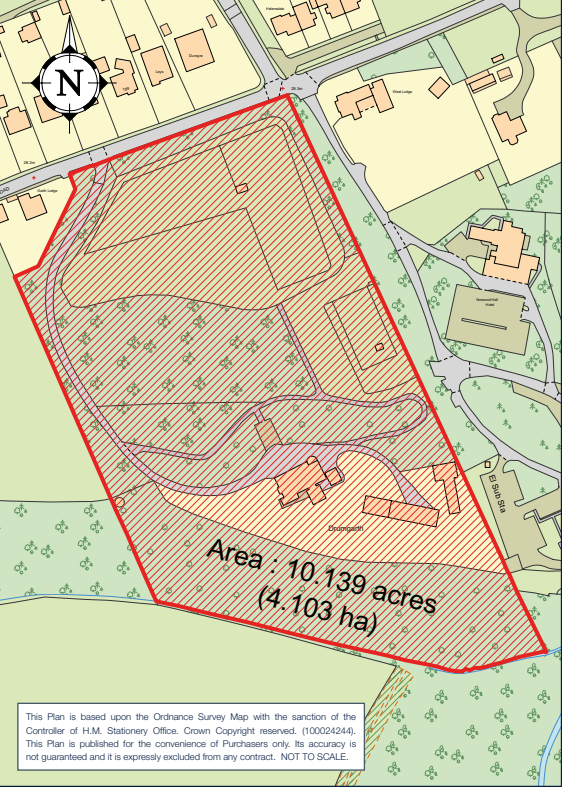
Ground Floor



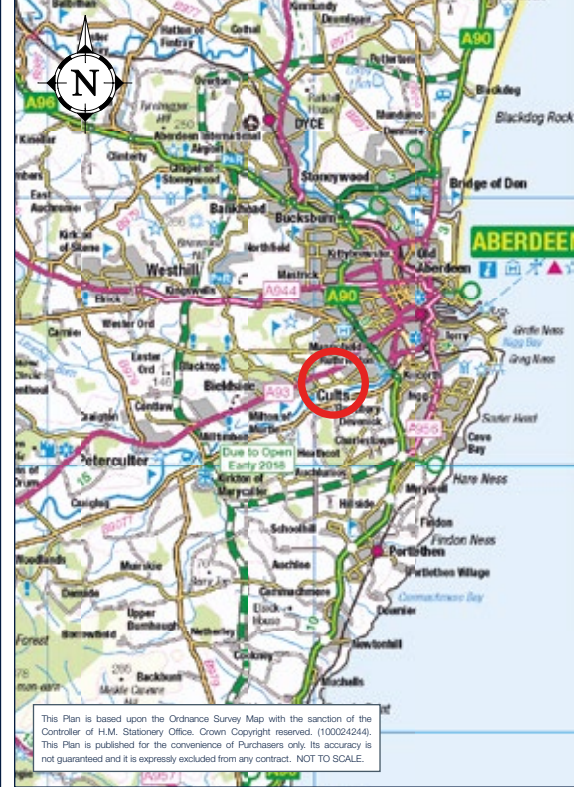
Carport

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