

LICKLEYHEAD CASTLE

Auchleven, Inch, Aberdeenshire

Knight Frank





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A Category A Listed, 16th century, L plan castle with later additions set within delightful gardens, woodland and parkland policies.

**Aberdeen city centre 28 miles ♦ Aberdeen airport 23 miles
Alford 9 miles ♦ Inverurie 8 miles ♦ Inch 2 miles
(distances approximate)**

Accommodation and amenities

**Drawing room ♦ dining room ♦ library ♦ sitting room
kitchen ♦ 7 bedrooms 7 bathrooms ♦ laundry ♦ boiler room**

Walled garden

Parkland and amenity woodland

Traditional 2 bedroom/2 bathroom cottage

In all about 4.33 hectares (10.7 acres)



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Situation

Lickleyhead Castle is situated just outside the village of Auchleven, 28 miles north west of Aberdeen, the “Oil Capital of Europe”.

The region encompasses much of what Scotland is famous for. The thriving cultural city of Aberdeen founded on fishing and expanded from oil has excellent shopping services, education and recreational opportunities. There is dramatic, rocky coastline and miles of sandy beaches, exceptional links golf courses, deer stalking, grouse and pheasant shooting and some of the best salmon fishing in the world on the river Dee and Don. The Ski slopes of the Lecht and Glenshee are easily accessible.





Local facilities available at Inch include a general store, chemist, baker, a cottage hospital and doctor's clinic, a sports centre and a golf course. There is a railway station at Inch which offers excellent commuter links to Inverness, Aberdeen and Aberdeen Airport (Dyce). Primary schooling is available at both Auchleven and Inch.

Aberdeen international airport (23 miles) has an ever-expanding range of domestic and European flights and Aberdeen railway station provides an inter-city service.

History

Lickleyhead Castle is thought to have been built in 1560 by William Leith, quite possibly on the site of an earlier structure. It was first mentioned in a document in 1499. It began as a simple four storey rectangular tower, with the lowest floor being vaulted. It was bought by the Forbes family in 1625 and John Forbes spent the next four years modernising the house and building a stair tower on the SW corner, following which the 1629 date stone was added above the main entrance. It was sold to the Duffs in 1723, and Patrick Duff, who reputedly had 36 children, added a new block to the east in about 1731. The castle then passed through a succession of owners, including the Lumsdens, who added a further extension in 1820. In 1922 the castle was sold to Don Guillermo de Landa y Escamdon, the Governor of Mexico City, for his daughter Maria Luz who had married into the Arbuthnott-Leslie family, and in whose ownership the castle remains.

Description

Lickleyhead Castle occupies a sheltered position within the trees below the distinct shape of Bennachie and is approached over a long drive which enhances the privacy and seclusion. It is a fine example of a late fifteenth century tower house, built to a simple L-plan, with four storeys and a stone turnpike circular stairway. A further wing was added in the eighteenth century, and the castle with its turrets has a fairytale quality from the outside.

The layout of the rooms is shown on the floor plans but essentially the accommodation includes:

- Drawing room
- Dining room
- Study
- Sitting room
- Kitchen with breakfast area
- Laundry
- Boiler room
- 7 bedrooms
- 7 bathrooms

The private grounds consist of lawns and mixed woodlands with a stream running through it.

Gardeners Cottage

A short distance to the rear of the castle is a two bedroom former Gardeners Cottage ideal for a housekeeper or dependent relative. The cottage is let on a Short Assured Tenancy.

Services

Mains electricity and water with private drainage.

Environmental

Lickleyhead Castle is listed, Category A.

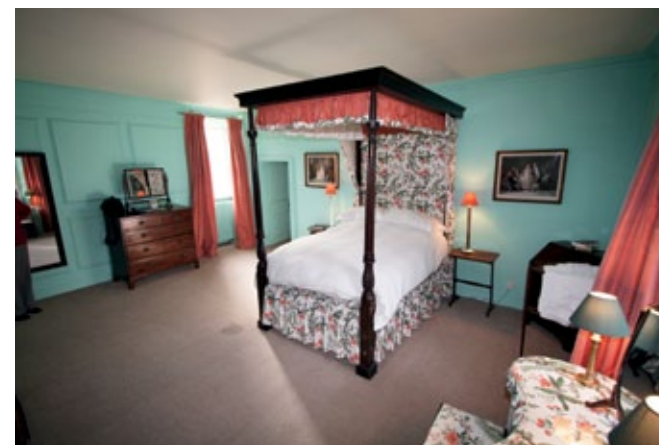
Council Tax/Rateable Value

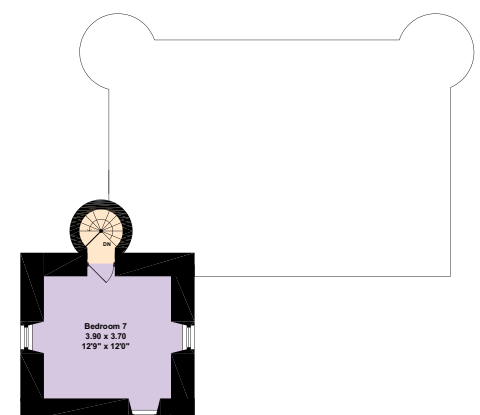
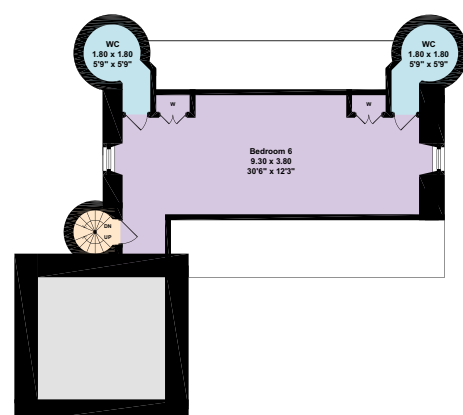
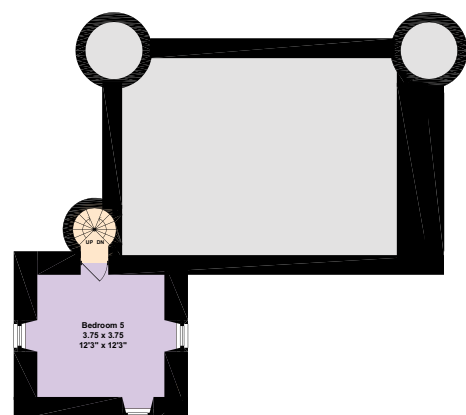
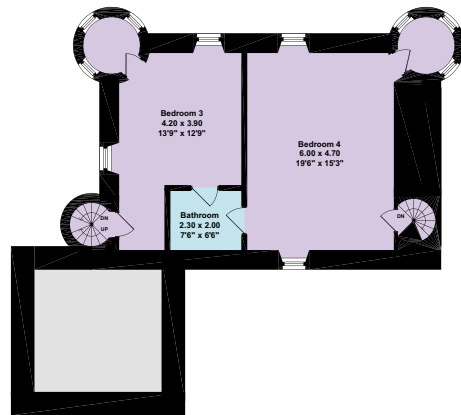
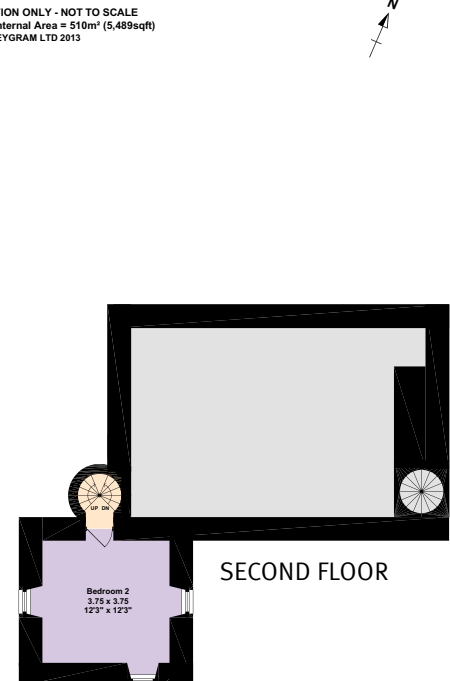
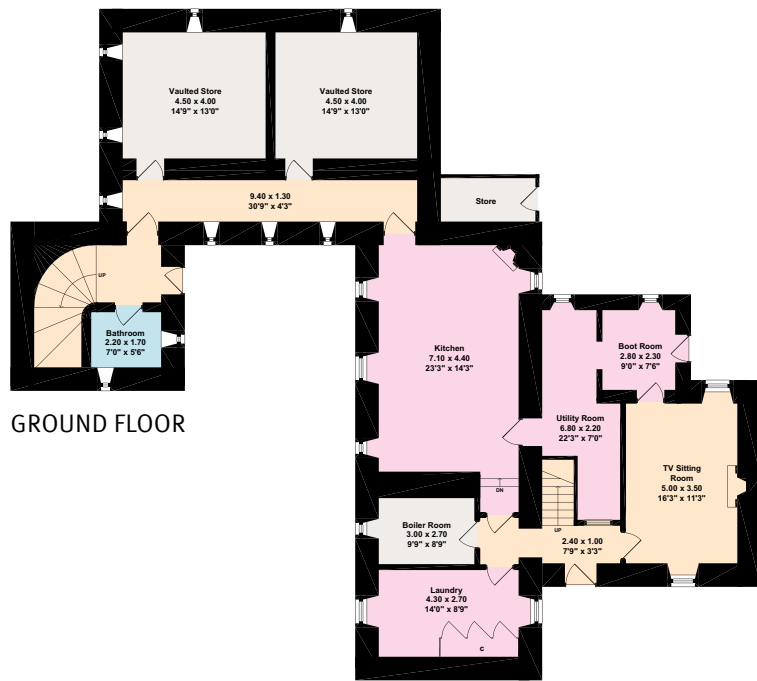
Gardners Cottage is in Council Tax band D.

The Castle is currently subject to non domestic rates and has a rateable value of £5600. Due to small business relief, no rates are currently payable.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.





FOR IDENTIFICATION ONLY - NOT TO SCALE
 Approximate Gross Internal Area = 510m² (5,489sqft)
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Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale

1. Rights of Access

The purchaser of the castle will be granted rights of access over the routes coloured blue on the plan and labelled A-B and C-D.

2. Fixtures and Fittings

Fitted carpets and curtains along with other items may be available by separate negotiation.

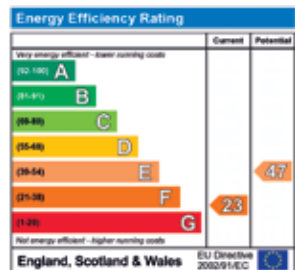
3. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

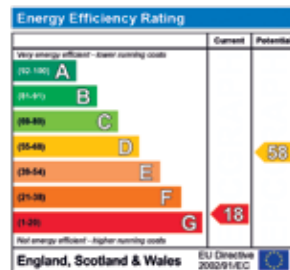
4. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Lickleyhead Castle



Gardeners Cottage



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Photographs dated: Various dates. Particulars dated: January 2013.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.



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