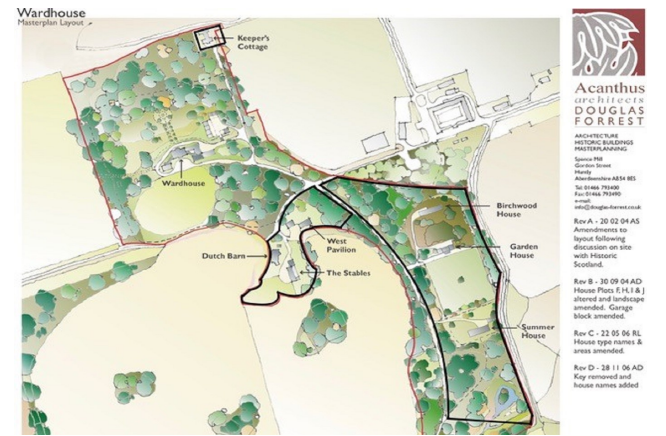
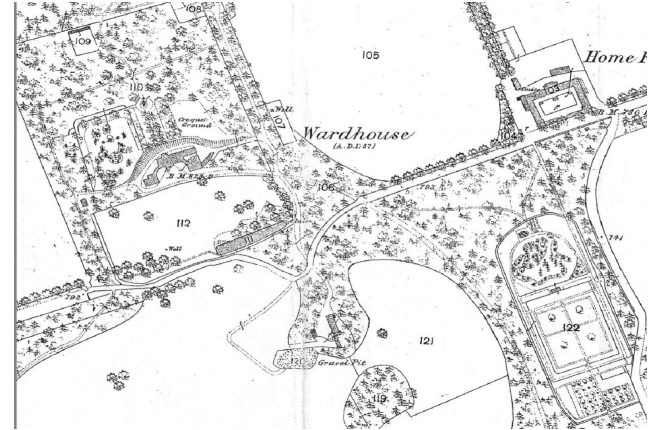




WARDHOUSE ESTATE,  
INSCH, AB52 6YH

PRICE GUIDE £300,000

peterkins



Wardhouse Estate,  
Insch,  
AB52 6YH

Price Guide £300,000

- Country estate located in a peaceful and idyllic location in central Aberdeenshire
- High quality building restoration/regeneration opportunity
- Extending to approx. 30 acres
- Open and unspoilt views out to the south, west and east
- Early 2000 initiative by experienced and award winning Architect Douglas Forrest saw a detailed planning application / listed building consent application approved for a scheme of regeneration of Wardhouse along with a number of regenerations of existing structures
- Good commuter base

Viewing by appointment only  
telephone Mr Forrest on  
0777909 5003 or Peterkins  
Solicitors on (01466) 799352

**Description:** We are delighted to offer for sale this small country estate in central Aberdeenshire which includes a high quality building restoration / regeneration opportunity for sale which must be seen. A central Aberdeenshire small country estate with a ruined "Palladian" Mansion house regarded by many to be the Architectural work of John Adam, son of William Adam - who, combined brothers Robert, and James Adam form the most evocative family of Architects and designers of 17th and 18th century Scotland and Europe. Wardhouse is historically and architecturally of great value, interest and importance and Wardhouse Estate extends to approximately 30 Acres - this includes land forming the curtilage of Wardhouse - private land surrounding Wardhouse itself which is around 15.5 acres within the estate.

**Location:** Wardhouse Estate is located approximately 4.2 miles from the Village of Insch. **Insch** is located approximately 14 miles from Huntly and 11 miles from Inverurie and is within commuting distance of Aberdeen, being less than an hour's drive on the A96. There is also a train station which runs regular services to Aberdeen which takes between 35 and 40 minutes. The village has been thriving in recent years and now boasts a variety of local amenities including a leisure centre which holds a variety of classes, Indian restaurant, shops, pub, chemist and bakery.

**Directions:** Leaving from Huntly travel on the A97 towards Rhynie. Follow the road for approximately 5 miles and turn left signposted "Insch" (B9002). Follow this reaching the village of Kennethmont. Continue on this road through the Village and take the first track on the left hand side clearly identified by a Peterkins For Sale Sign.

The Estate owns and is accessed by a 0.5 mile private road and owns a water well with "pump house". Wardhouse enjoys open and unspoilt views out to the south, west and east over rolling countryside mostly in agricultural use - surrounding farmland to Wardhouse is "mixed" arable. The restoration of Wardhouse is an innovative and cost minimal exercise internally and completed with zero building "alteration" externally ie the outer "shell" of the building. The current ruinous condition of Wardhouse is both a constraint and a high value design opportunity which can be "cost minimal". Advice on this Architectural approach can be given along with recommendations for building contractors with appropriate skill and experience.

A key feature of Wardhouse is the prominent Palladian window on the first floor of the south elevation to the "principal" room of the whole building. Wardhouse Estate is a short distance from the nearest railway station ( 4.2 miles ) with regular services to Inverness, Aberdeen and on to the Dundee V and A, Edinburgh and Glasgow. Local shops, doctors, schools, dentists are close by in nearby villages and Aberdeen International Airport is less than 1 hour drive away and has regular flights throughout the UK, and Europe.



Within the curtilage of the Wardhouse mansion is a clean, unpolluted, and natural “birchwood” to the north and extensive gently sloping area of ground with a “ha ha” at the junction with neighbouring farmland - attractive specimen small trees and bushes are over the land forming the curtilage of Wardhouse - land and boundaries around Wardhouse are unchanged since Wardhouse was built in 1757.

An early 2000 initiative by experienced and award winning Architect Douglas Forrest saw a detailed planning application / listed building consent application approved for a scheme of regeneration of Wardhouse along with a number of regenerations of existing structures such as The Stables, Keepers cottage and Dutch Barn along with a new modern pavilion - the 4 parts of this project which Douglas Forrest initiated and completed all won Architectural design and conservation awards.

The restoration of Wardhouse from its current state with a new owner can result in one of the UKs finest Palladian Mansion houses, in a spectacular landscape setting, being restored to a home and small estate with enormous quality and Architectural finesse.



After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 3 The Square, Huntly.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01466 799352. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Aberdeen | Huntly | Inverurie | Keith | Alford

Huntly

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