



Offers Over  
**£495,000**  
(Freehold)

**The Vine,**  
Rothienorman, Aberdeenshire, AB51 8UD







A delightful residential house  
in gorgeous rural location

Exceptional level of  
finish throughout

5 spacious bedrooms

Opportunity to let as self-  
catering accommodation

Attractive low  
maintenance grounds







## DESCRIPTION

The Vine is a delightful residential house and was built by the current owners. It is a glorious domestic house with a sense of scale and grandeur. It is finished to an exceptional standard and consists of an open plan family living area with 2 seating areas, dining area and kitchen, 3 bedrooms and family bathroom on the ground floor. Upstairs, are 2 ensuite bedrooms, with a further bedroom / activity room. The Vine also offers secluded and well-maintained external spaces.

## TRADE

Currently used as a residential property, there is the potential to let the property as self-catering accommodation once the appropriate permissions are in place.

## LOCATION

The Vine is located 2 minute's drive South of the village of Rothienorman, which has a population of approximately 1,100 people. Rothienorman has a village store and is in the vicinity of a number of larger populated centres, such as Huntly (4,500), Inch (2,700), Oldmeldrum (3,100) and Inverurie (15,000). With the exception of Old Meldrum, all villages have a main line railway station,



allowing easy access to travel. Not only is the village ideally located close to other Communities, it is also located close to the A96 Road, which is the main route from Aberdeen to Inverness.

The area surrounding Rothienorman is renowned for not only its beautiful countryside but also its fertile land and it is agriculturally very productive and steeped in farming tradition. The village provides a great base from which to access a wide range of cultural, educational, environmental, religious, social and sporting groups providing activities. A short drive to the West of the village lies the great River Spey with its famed string of whisky distilleries (The Whisky Trail) and beyond to Inverness and the West Coast. To the South, stand the hills of Royal Deeside visible from high ground around the village. Northward stretch the beaches, fishing ports and villages of the Moray Firth, which can be accessed in about 30 minutes by car. The prosperous city of Aberdeen sits to the East and is the oil capital of Scotland, some 45 minutes' drive away.

There is a great section of local attractions and things to do including golf, wildlife walks, castles, eating out, horse riding and an outdoor activity centre to name but a few.







## THE VINE

The current owners built The Vine in 2016. This expansive house offers excellent living and sleeping accommodation. One enters the property from the car parking area which leads into an impressive hall. The hall provides access to the airy open plan family living area / kitchen / diner on the left-hand side, to the utility space and family shower room to the rear, 2 spacious double bedrooms on the right-hand end of the hall and 1 double / twin bedroom on the North side of the hall. From the hall there is also access to the 1st floor. The property has a quality feel and level of finish, indicated by the choice of materials such as oak doors and oak and glass balustrading around the stairs. All areas of the building contain under floor heating.

The family area is an impressive double height area with the seating set around the newly installed log stove. The stunning double height window wall enjoys views over the fields and woods to the North. The galley kitchen sits to the South of the family area and has full height fitted cupboards, incorporating the kitchen appliances. Opposite this is the large preparation area with a sink and hob. At the end of the surface is a breakfast bar with capacity for 4 people. Behind the kitchen is the dining area and a further corner seating area. There is a set of patio doors providing direct access to the patio area just outside. The whole area is set as a 'U', wrapping around the stairs to the first floor, accessed from the hall.

In addition to the kitchen there is a large utility room with a WC set to one side. The utility space contains laundry appliances, sink, fitted kitchen cupboards and a further large cupboard with sliding doors. Next to this is the family bathroom with shower, WC and his and hers handwash basins. The bedrooms all are equipped with fitted wardrobes. One of the bedrooms is currently used as a home office, this room has direct access from the car parking area via a set of patio doors.

On the first floor, the master bedroom with ensuite is located to the West end of the building. This a large room which benefits from a separate dressing area. Currently, there is also a hobby room which could be utilised as a further double bedroom. The plant area is also located on the landing and houses the indoor part of the air source heat pumps, 2 hot water cylinders and the associated pumps and controls. The owners currently store the bed linen within this area which acts as a drying cupboard. On the East end of the upper floor is a further large ensuite bedroom with walk in cupboard. All areas of the house are finished to an admirable standard.





## GROUNDS

The house sits on a triangular plot of around 0.4 acres. To the West of the house, the plot is mostly laid to grass with a tarred drive to the North of the house. To the South, there is a secluded patio area, with an elevated platform outside the dining area. Around this, there is currently a small area of astro turf which has free standing seating. This whole area has been laid out in an attractive manner with the aim of minimising maintenance. Between the seating area and the adjacent self-catering accommodation there is a tall timber fence, acting as a privacy screen.

To the West of the house, there is a large garage with a single door and separate shed, both with direct access from the drive area.

## SERVICES

The Vine benefits from mains electricity, private drainage and private water. The property has air source underfloor central heating which can be remotely controlled. The Vine also has a tall elegant log stove in the family living area and has roof mounted PV panels. The Vine has a 7kW PV array with 8kWh of battery storage but does not qualify for FIT payments. The property has internet access and Wi-Fi throughout.

## PRICE

Offers over £495,000 are invited for the heritable property excluding personal items. The Vine can be bought together with the adjacent property, The Tillows, which is currently being used as self-catering accommodation should that be preferred. The combined details are available separately online through [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk).

## DIRECTIONS

The property is located South of Rothienorman (see Map Insert). What3 words location [:///crown.footballers.hobby](https://www.what3words.com/location/:///crown.footballers.hobby)

## EPC RATING

The Vine has an excellent EPC rating of 'A 97'.

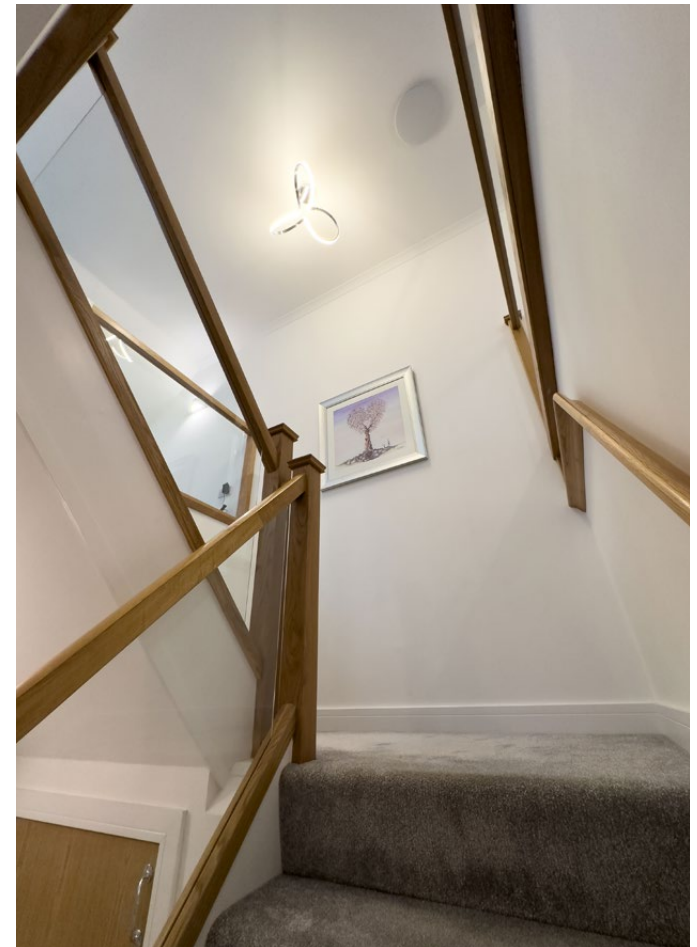
## TITLE NUMBER

The Vine has a title number of ABN84692.

## BUSINESS RATES / COUNCIL TAX

The Vine has a council band rating of "G".



















## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors selling agents:

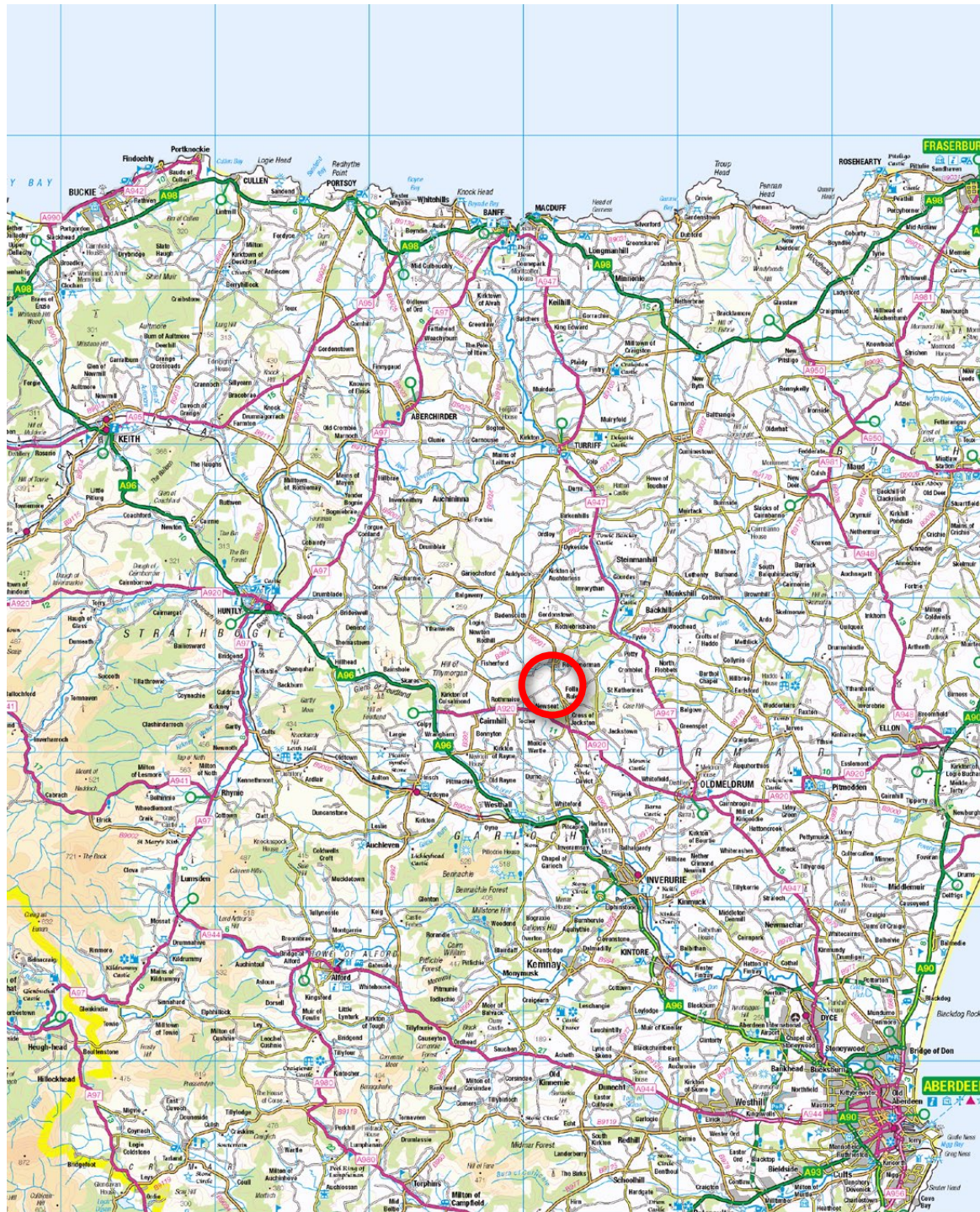
ASG Commercial Ltd, 17 Kenneth Street,  
Inverness, IV3 5NR

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.



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