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**BORVE HOUSE, CHURCH ROAD,
RUTHVEN, BY HUNTLY, AB54 4SR**



Detached Former School Building with Development Potential

- Planning Previously Granted for Conversion to Residential Accommodation
- Small Rural Village Location
- Enclosed Low-maintenance Garden Grounds
- Potential for a variety of Residential & Business Uses
- Ample Off-Road Parking is available

Offers over £60,000

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TYPE OF PROPERTY

This is a unique opportunity to purchase a detached former building with development potential, which was used as a school until its closure in around 1975. The building is located in the small rural village of Ruthven which lies approximately 6 miles from Huntly. Planning permission had been previously been granted for conversion of the building to a 3 bedroom detached house with the erection of a double garage under planning reference M/APP/2013/3068 and BW/2013/3451. Plans and permissions are available to view on the Aberdeenshire Council website. Since planning permission was granted, the current owner has sold off the neighbouring property which included an area of ground where the double garage would have been situated. Therefore any interested party would require the existing permissions to be amended subject to obtaining the necessary planning and building consents.

ACCOMMODATION

The accommodation is on one level and comprises:-

SCHOOL BUILDING

ENTRANCE

A wooden door leads into the entrance area with ceiling light, wooden flooring hatch to Loft and coving to ceiling.

STORE

Useful storage area with concrete floor, ceiling light, coving to ceiling, window to the side and wood panelling to half-height.

MAIN HALL 15.56m x 5.30m (51'06" x 17'4")

The main hall has two large rear facing windows which allows for plenty of natural light, with a further 3 windows making this a bright space which could be used for a variety of purposes and it is understood that it has previously been used as a public house. There are seven ceiling lights, a wood burning stove with two fireplaces which have been boarded up, coving to the ceiling, wooden flooring and wood panelling to half-height. A fire escape door provides access to the garden.





PROPOSED ENTRANCE HALL

The current owner has created a new entrance hall with vinyl flooring, ceiling light and external door.

FORMER TOILETS

This room contains the original partitions for the cubicles with a double front facing windows. A built-in cupboard at the entrance to the room contains the consumer unit. This room has the potential for conversion to a further bedroom.

OUTSIDE

Borve House occupies a generous site with feature stone walls and metal fencing marking the boundaries. There is ample off-road parking for a number of vehicles. The former playground/bike shelter provides a useful wood store. The foundations for extending the school house have been laid by the current owner. The remainder of the garden ground is laid in stone chips for ease of maintenance.





SERVICES

Usual mains water and drainage. Electricity connections.

Council Tax: This would require to be fixed by the Local Authority once the development is finished.

Entry: By arrangement.

Viewing: Contact our Huntly office – (01466) 792331.

Email: huntly.property@stewartwatson.co.uk

Offers All offers should be submitted in writing to our Huntly office.

LOCATION

The property is located approximately 6 miles from Huntly and approximately 7 miles from Keith making this property ideal for commuting. Ruthven lies in the heart of the Malt Whisky country and is a superb base from which to enjoy the host of activities and attractions that abound in Scotland's North East. From the Cairngorm National Park to the golden beaches of the Moray Coast with the nearest beach at Sandend which is approximately 12 miles away. There are plenty of activities in the local area including golfing, fishing, castles and distilleries. Explore the Castle Trail, the world's only Malt Whisky trail, and enjoy fabulous wildlife. Primary schooling is available in Cairnie at Cairney Primary and Secondary Schooling is available in Keith and Huntly.

DIRECTIONS

From Huntly take the A96 towards Keith. Approximately 4 miles along this road is a turn-off to Ruthven and Cairnie. Take this road to the right and follow the road for approximately 2 miles. On entering Ruthven from the west, take the first road on the right which is a small roadway. Proceed along this road and follow it round as it turns left. The driveway for Borge House is further along this road, on the right.

Reference: HUNTLY/MCD/J26



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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