



Tapestry House, Keith Hall, Inverurie, Aberdeenshire



## Tapestry House, Keith Hall, Inverurie, AB51 0LD

A lovely 2/3 bedroom house in a prestigious converted Category A Listed building close to local amenities.

Inverurie 1.4 miles, Aberdeen 17.0 miles

Reception hall | Reception room | Kitchen  
Cloakroom | W.C. | 2 Bedrooms | Family  
bathroom | Attic room/bedroom 3 with store  
room | Private garden | Communal park | Garage  
Garden shed | EPC Rating E

### The property

Forming part of Keith Hall, a 16th century manor house once known as Caskieben Castle and formerly home to the Earl and Countess of Kintore, Tapestry House offers attractive accommodation arranged over three floors, configured to provide an ideal family and entertaining space. The property has desirable period features including high ceilings with fine cornicing and deep skirting boards. The ground floor accommodation flows from a welcoming double height reception hall with wooden flooring, useful storage, W.C. and modern cloakroom. It comprises a spacious dual aspect reception room with exposed wooden flooring and a generous kitchen with a range of wooden wall and base units and space for integrated appliances. A feature part-galleried wooden staircase rises from the reception hall to the first floor landing, giving access to a double bedroom with walk-in storage, bedroom, and a contemporary fully-tiled family bathroom.

A separate staircase rises from the landing to a second floor landing leading to a generous attic room and inter-connecting store room, suitable for use as an additional bedroom if required.

### Outside

Keith Hall is approached over a sweeping tarmacadam driveway leading for half a mile through the well maintained communal park.

Designed by Thomas White Senior in the late 18th century and extending to some 25 acres, the grounds feature stunning informal parkland and a boating lake bordered by ornamental shrubs and trees, the whole enjoying stunning views over surrounding countryside towards the River Urie and Inverurie beyond. Two iron gates lead into a courtyard, where one enters Tapestry House. The property also benefits from a private garden, shed and garage with parking area.

### Location

Keith Hall is situated on a gentle escarpment above the broad fertile valley of the River Urie just to the north of its confluence with the River Don in the rolling Aberdeenshire lowlands. Nearby Inverurie is a thriving market town offering a wide range of day-to-day amenities including a good range of local shops, supermarkets, hotels, bars and restaurants together with a health centre, swimming pool, sports centre, public library, golf course, four primary schools and a secondary school. More extensive shopping, service, leisure and recreational amenities are available in Aberdeen city centre.

Communications links are excellent: the property lies on the B993 to the east of Inverurie and to the north-west of Aberdeen, close to the A96 which offers easy access to Aberdeen and major regional towns. Inverurie station provides regular services to Aberdeen in a little over 20 minutes, with onward daily express services to London as well as regular services to other parts of the country and an overnight sleeper service to London. Aberdeen International Airport has daily flights to London and operates routes to many other destinations including Amsterdam and Paris.

The area offers a good range of state schooling including Keithhall School and Inverurie Academy together with a selection of independent schools including Albyn, St. Margaret's School for Girls and Robert Gordon's College.









### Directions

From Aberdeen follow A96 for 9.5 miles then at the roundabout take the 3rd exit onto Elphinstone Road (B993). Stay on B993 for 0.8 mile then turn right onto Kirkland Terrace. Continue onto Keithhall Road (B993) then after 0.4 miles turn left into the driveway (first driveway after the bridge over the river Urie). Drive round the back to reach the courtyard.

### General

**Local Authority:** Aberdeenshire Council 0345 6081208

### Services:

Electricity - Mains, Water - Private, Drainage -Private, Heating - Electricity  
**Council Tax:** Band F

### Perth

5 St John Street, Perth, PH1 5SP  
**01738 567892**

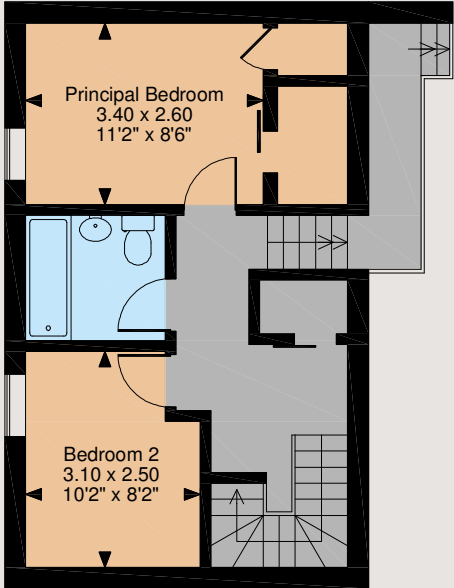
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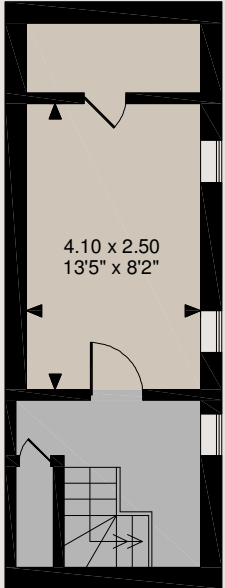
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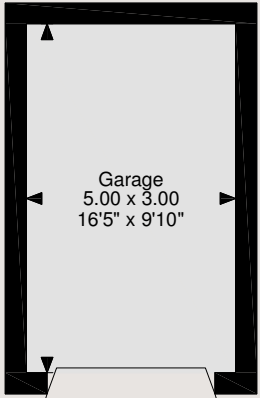
Ground Floor



First Floor



Second Floor



**Tapestry House, Keith Hall, Inverurie**  
**Main House internal area 1,176 sq ft (109 sq m)**  
**Garage internal area 161 sq ft (15 sq m)**

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