



BOULDER HOUSE

ROTHIEMAY • MORAY • SCOTLAND • AB54 7LW

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The ultimate lifestyle house in the North of Scotland, Boulder House combines virtually everything a couple or family could want in a home; space, seclusion, easy access to transport, clean air, safety, beautiful vistas with big skies, packaged in an energy efficient house, built to a high specification with outstanding, spacious living accommodation. Equally the property could be suited to further development for corporate entertaining, as a retreat, or as an exclusive holiday home.

Designed by a Swiss architect with Passivhaus standards in mind and built to specifications of construction rarely seen in the UK, this 721m² home sitting in 11 acres of stunning grounds in Moray, in the heart of whisky country, offers substantial indoor and outdoor living spaces. The sauna, gym, wine cellar and 12-car climate-controlled garage supplement the large reception areas, dining kitchen, office and 3 en suite bedrooms.

Additionally, a 3-bedroom gate house, available for separate purchase, could extend the accommodation for guests and family, provide an income stream, or be used for a housekeeper or gardener

ACCOMMODATION

Lower floor: sauna/gym • wine cellar • climate-controlled garage for 12 cars
family room • laundry • larder • plant room

Ground floor: reception hall • cloakroom • guest WC • dining/kitchen • sitting room
principal bedroom with dressing room and en suite bathroom • home office/study

First floor: open plan living space with external balcony • two en suite bedrooms

*Rothiemay 2 miles, Huntly 7 miles, Aberdeen 45 miles, Inverness 63 miles **

**Please note that all distances are approximate*

EPC Band D



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SUMMARY

Photos and virtual tours do not do this house justice. Boulder House is an incredible masterpiece of construction, built with Passivhaus standards in mind, to provide luxurious accommodation situated in stunning surrounds. The utmost attention has been paid to each and every aspect of this house, from construction materials through to fittings.

Throughout, the wood used for the finishes is rare, knotless Spruce, grown and imported from Switzerland with specialized, triple-glazed, windows produced by Künzli and imported from Zurich. External and internal doors are fire-resistant hardwood, and the walls are plastered with a fine, marble sand-based plaster which does not require painting. The guttering and downpipes are solid copper with the guttering installed for minimal protrusion. The electrical installations and wiring have been designed to commercial specifications.

From an environmental point of view, the house has been designed to maximise solar gain with large, triple-glazed south-facing windows. The underfloor heating and hot water is powered by a NIBE ground source heat pump with thick walls and deep insulation installed to minimize heat loss.

The desire to create seamless interaction between indoors and outdoors is obvious, with floor-to-ceiling windows flooding the house with light and providing superb views across farmland and the Deveron Valley. Wildlife abounds in the outdoor spaces where deer, pheasants, hares, hawks, squirrels and a multitude of other birds and animals can be seen crossing the grounds.

It is truly impossible to appreciate this property without visiting it in person.





ACCOMMODATION

Ground floor

Entering the magnificent reception hall through an arched solid wood door in the north facing tower, you are immediately struck by the south-facing, 180-degree views over the Deveron Valley visible through the floor-to-ceiling sliding glass doors ahead. The tower and reception area have wood-lined, vaulted ceilings and polished Caithness slate flooring inset an intricate pattern. A wide, deep-carpeted, staircase leads to the stunning upper gallery.

To the side, a well-appointed cloakroom features a bespoke range of fitted Swiss pine cabinetry, providing ample space for outdoor clothing and footwear and housing the control panel for the zoned underfloor heating and ventilation system.

The open plan dining kitchen is perfect for both family and formal entertaining. Featuring an extensive range of German burgundy base and wall units, the kitchen boasts an enviable range of high quality integrated Gaggenau, Miele and NEFF appliances. The centre island offers both heating drawers and fridge drawers convenient to plate and prepare food whilst facing the dining area. There are 2 dishwashers and a plumbed-in steamer, 2 ovens, an American fridge freezer with a cooled water supply and an ice maker,

and an induction hob with extractor fan. Polished granite work surfaces incorporate a stainless-steel sink.

The solid Swiss pine and slate table with L-shaped bench provide ample dining space for all occasions. The raised, semi-circular Sablux fireplace, with sliding glass door sits on a stone hearth providing a wonderful feature visible from the kitchen, dining and reception hall. A glazed door from the kitchen leads out to a secluded, canopied veranda (with electric heaters) with west-facing decked platform beyond, where one can enjoy beautiful evening sunsets while watching the local roe deer amble across the lawns.

An arched opening from the dining kitchen leads into the stunning sitting room. This 40m², triple aspect room has floor-to-ceiling windows on the gable wall and sliding patio doors to the terrace. Little artwork is required as the 180-degree views provide a changing picture from every window. The 4m vaulted ceiling is clad with knotless Spruce and a further Sablux fireplace is situated in the corner of the sitting room amidst a substantial slate surround with granite mantelpiece.





The principal bedroom suite, approximately 40m², has a spacious en suite dressing room and incredible bathroom. As with the living room, this triple aspect room boasts a 4m vaulted ceilings clad with Swiss knotless Spruce and floor-to-ceiling gable end windows providing spectacular south-facing views.

The dressing room is fitted with a range of bespoke wardrobes and a dressing table area with inset lighting. Fully tiled in marble, the en suite bathroom features a Jacuzzi bath and twin wash hand basins with fitted storage and mirrored panel with inset lighting. A fabulous walk-in shower enclosure with glazed surround includes high power water jets. The WC is situated in a private compartment.

Perfect for working from home, the peaceful office/study, fitted with a bespoke range of office cabinetry and a secure, built-in gun cabinet, overlooks the entrance and grounds to the rear of Boulder House.

Completing the ground floor accommodation is the well-appointed guest WC. Inclusive of a modern white two-piece suite, the WC also includes a range of cleverly conceived storage facilities which conceal pull out table surfaces for flower and event preparation.

First floor

Central to the first floor and overlooking the reception hall below, the 43m² gallery is a superb living space for either entertaining or relaxation. Triple glazed, floor-to-ceiling patio doors flood this open space with light and open to an upper balcony allowing for outdoor entertaining while enjoying the fantastic views of the grounds and surrounding countryside. The gallery has been fitted with a range of bookshelves and cupboards with inset lighting, ideal for a home library or for collection display.

Both upper bedrooms are triple-aspect, en suite and measure approximately 40m². They feature impressive high ceilings clad with Swiss pine. Bedroom two has elevated diamond shaped windows to the south, while also enjoying views across the property frontage and across the gardens towards Ben Rinnis. The superb en suite shower room incorporates Grohe fittings. Bedroom three is of identical dimensions and décor to bedroom two, with an abundance of natural light from the triple aspect windows. Bedroom three enjoys the benefit of an en suite bathroom, which includes a high-quality bathroom suite and shower over the bath.

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Lower ground floor

A doorway leads from the main reception hall to a bright, wide, internal staircase with wide stone steps and a wrought iron handrail leading to the lower ground floor accommodation. The stairs open to a versatile family room of neutral decoration and tiled flooring from which the outstanding wine cellar, sauna/gym, plant room, laundry and garage are accessed.

The wine cellar would be the envy of any wine connoisseur. Incorporated into the base of the tower, with incredible brickwork with storage alcoves, and pebble flooring interspersed with wine cask heads, the cellar can accommodate in the region of 1,000 bottles. The construction provides for a constant temperature suitable for storing both red and white. The entertainment possibilities for the wine cellar and adjacent living space are endless.

The sauna/gym is a luxurious inclusion within this already outstanding property. Fully tiled in limestone with Caithness slate flooring, it offers a Swiss pine-lined Kung sauna/steam compartment with glazed walls, an ample open area for gym equipment, a wash hand basin, walk-in shower compartment and a separate WC. A good level of natural light and ventilation is provided through the low-level window.

The lower level also features a spacious laundry room with walk in larder, ideal for event preparation should the occasion arise. From the laundry room there is access to the plant room. Also utilised as a large drying room, within the plant room is the ground source heat pump, hot water cylinders, fuseboxes, telephone and WIFI connections.

Completing the lower ground floor is the extensive, 174m², integrated garage. Temperature controlled, with concrete floors and underfloor heating to most of the space, the garage boasts space to house up to 12 cars. It may be possible, subject to local authority consents, to further develop this area to provide additional living space.

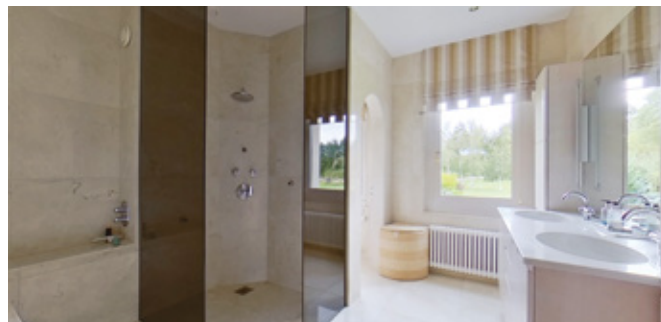
CONSTRUCTION

Boulder House has been designed and built to standards rarely seen in the UK. Built towards Passivhaus standards in 2007, the house was designed jointly by the current owner and renowned Swiss architect, Martin Stöhr. Core to the construction was to create a house that was robust, environmentally friendly, low maintenance and yet offer the highest quality possible in both finishings and construction. Environmental aspects of the house include heating via a

ground source heatpump, large south-facing, triple-glazed windows to maximise solar gain with smaller north-facing windows, deep walls and insulation. Full house designs and specifications can be made available for viewing by prospective purchasers.

GARDEN AND GROUNDS

Situated within beautifully landscaped grounds of approximately 11 acres, Boulder House is surrounded by countryside and farmland, with the rolling hills of Aberdeenshire in the distance. The property is accessed via an extensive graveled driveway, through imposing wrought iron gates to the ornamental turning circle at the centre of the driveway. The grounds are mostly laid to lawn and provide many areas where outdoor entertaining with marquees could be hosted. Designed to promote easy maintenance, the gardens are interspersed with graveled and grassed walkways which provide lovely walking routes through the areas of mature trees, lawns and round the two ponds. Well established shrubs and seasonal flowering plants provide colour and the stone remains of a former hamlet have been thoughtfully incorporated into the garden. With a number of opportunities for al fresco dining in this most private of settings, a sunken





rose garden with stone-built BBQ and pizza oven provides a sheltered position from where to enjoy the local wildlife from the large granite table. The ponds have previously been stocked with fish, and attract a variety of bird life, including swans, herons, oyster catchers and resting ducks.

THE GARAGES

With an integrated 12 car garage and a detached 4 car garage, Boulder House is very much a property which will appeal to the car enthusiast or anyone wanting large exercise or workspaces. The wide gravelled driveway first leads to a detached garage, which is suitable for housing approximately four cars. The driveway then sweeps around and underneath the veranda, where a single double door allows access to the underground garage. Boasting temperature control, the 174m² garaging is in immaculate order and provides space for 12 vehicles. Within the underground garaging there is a useful workshop area, twin Belfast style wash hand basins and a shower basin. Plans have been drawn up for the possible extension of the detached garage. These will be made available on request.

CAIRNHILL COTTAGE

For those looking for multi-generational living, guest or housekeeper accommodation, the 3-bedroom gatehouse to Boulder House, Cairnhill Cottage, is also available for separate purchase. Located immediately outside the main gates and sitting in approximately 1.1 acres with fantastic south facing views and a double garage, Cairnhill Cottage provides a reception hall, sitting room, dining kitchen, utility room, principal bedroom with shared WC, 2 further bedrooms and a bathroom.

LOCATION

Boulder House is situated in a stunning rural location approximately 2.1 miles from Milltown of Rothiemay and approximately 7 miles from Huntly which offers a train station with a direct link to Aberdeen and Inverness, primary and secondary schools, major supermarket, local shops and recreational facilities. There is also salmon and trout fishing on the Rivers Deveron and Bogie, golf, Nordic skiing, walking, mountain biking and rugby. Moray is home to some of Scotland's most beautiful scenery and lush landscapes. However, the region is better known for being the home of Malt Whisky with some of the finest distilleries in the world and over half of all Scotland's whisky distilleries being found in the area. The coastal village of Portsoy (12 miles away) sits on the Moray Coast, renowned for having a relatively mild climate and some of the highest levels of sunshine in the UK. Beautiful beaches and a number of renowned golf courses lie along the coast including the famous Duff House Royal and Royal Tarlair courses. Inland, the Spey Valley is an area best known for its stunning countryside, salmon fishing, malt whisky production and as a popular destination for those seeking activity and sporting holidays, including the Speyside Way long distance walking route, shooting and stalking on nearby estates, salmon fishing on the world-famous River Spey, as well as mountain biking, hillwalking and kayaking opportunities. Those who enjoy winter sports have access to the stunning Cairngorm Mountain range.

Moray is known to enjoy an incredible microclimate making it one of the driest places in Scotland. Data shows that Moray has approximately 25% less rain than the average rainfall in England and more sun than in London, between November and March.

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Elgin lies approximately 25 miles away from Boulder House. Steeped in history with a renowned cathedral dating from the 13th century, it has an impressive range of shops, together with a railway station, business and leisure facilities, including a swimming pool and leisure centre. The famous public school, Gordonstoun is only a short drive from Elgin and takes both day pupils and boarders.

The A96 provides ease of access to Aberdeen, which lies approximately 45 miles away. The international airport (mileage) provides excellent transport links by air to London and other UK and international cities. There are regular rail services from Aberdeen, including a sleeper service. Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodels. There are two universities and several colleges of further education.

GENERAL REMARKS

Viewings: Strictly by appointment with Savills – 01224 971110 or R & R Urquhart – 01309 672216.

Local Authority & tax band: Moray Council Tax Band G

Services: Ground source heat pump with zoned underfloor heating, mains water and electricity. Private drainage to septic tank system.

Miscellaneous: Plans have been drawn up for the possible extension of the detached garage to Boulder House. These will be made available on request.

Fixtures & Fittings: Standard fixtures and fittings are included in the sale. Items of freestanding furniture, white appliances and the contents of the wine cellar may be available by separate negotiation.

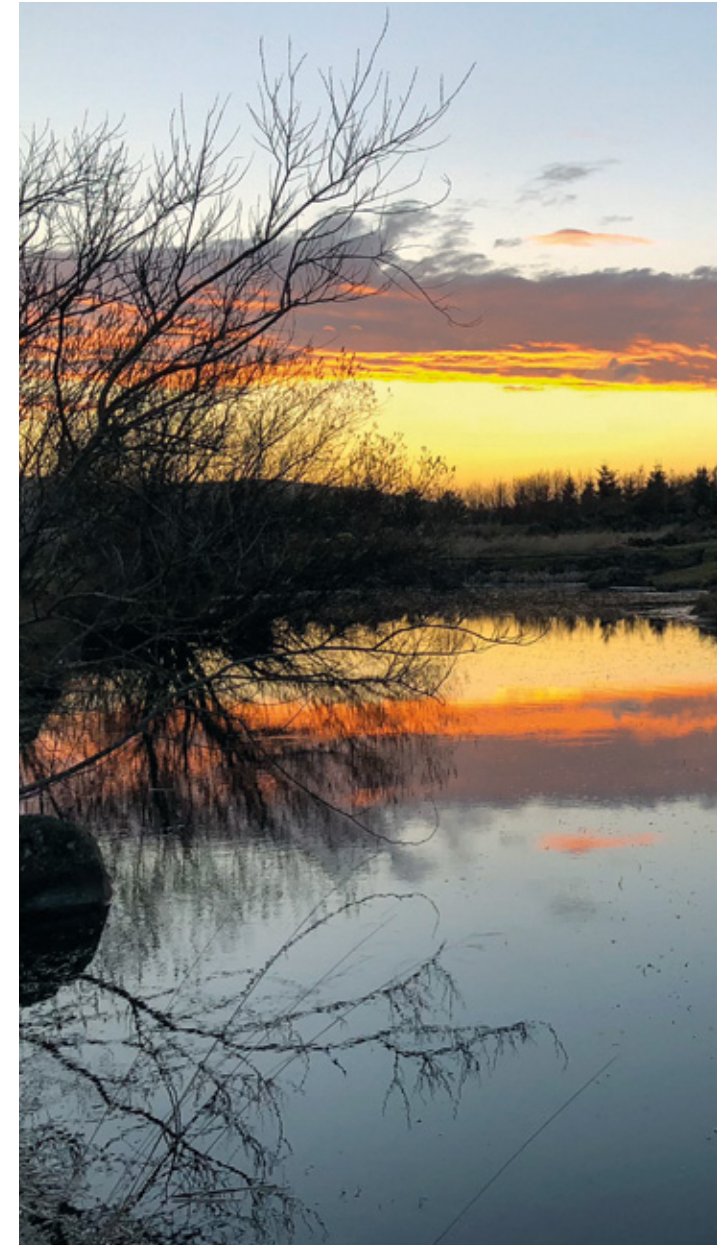
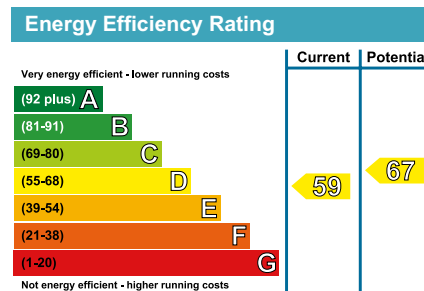
Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs: Photographs taken winter 2018 to July 2019 and September 2021.

Brochure Code: 211104 RO



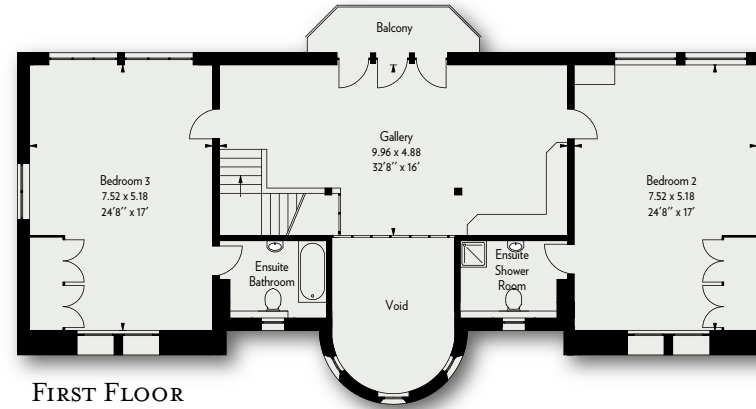
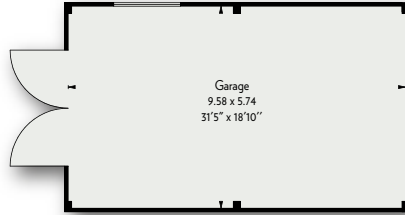


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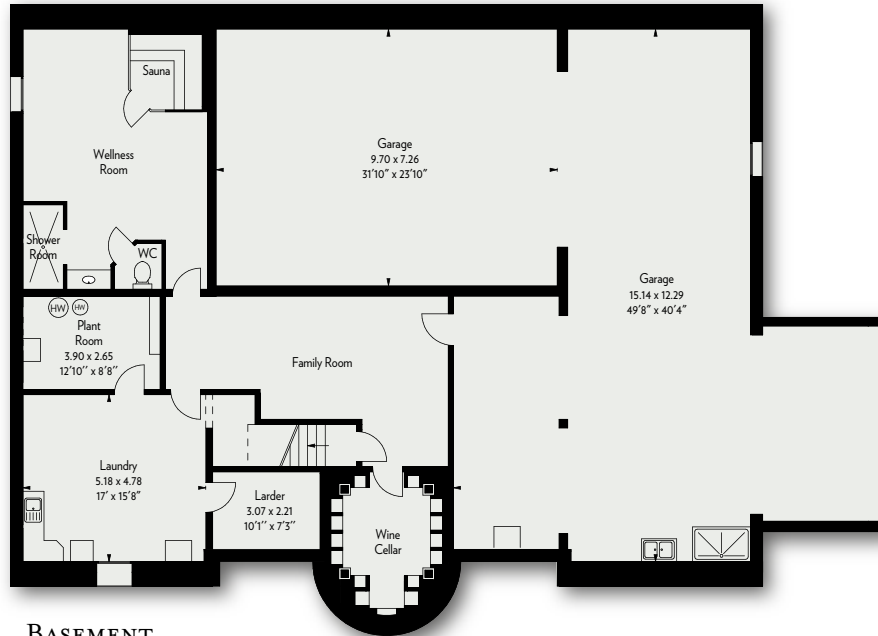
Gross internal area (approx): 721.93 sq.m (7771 sq.ft) (Including Basement Garage & Storage)

Garage: 55.18 sq.m (594 sq.ft)

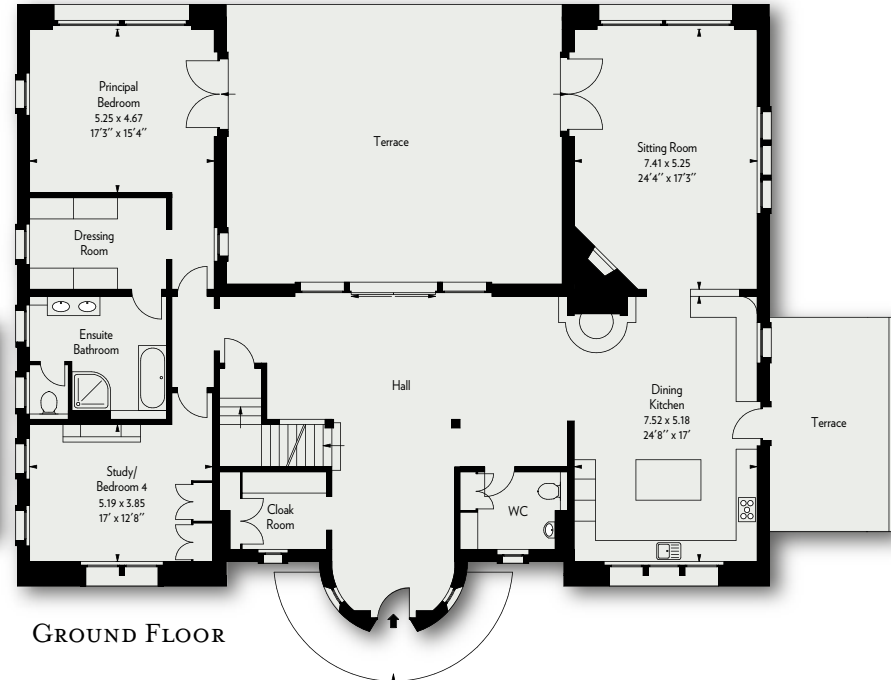
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FIRST FLOOR



BASEMENT



GROUND FLOOR

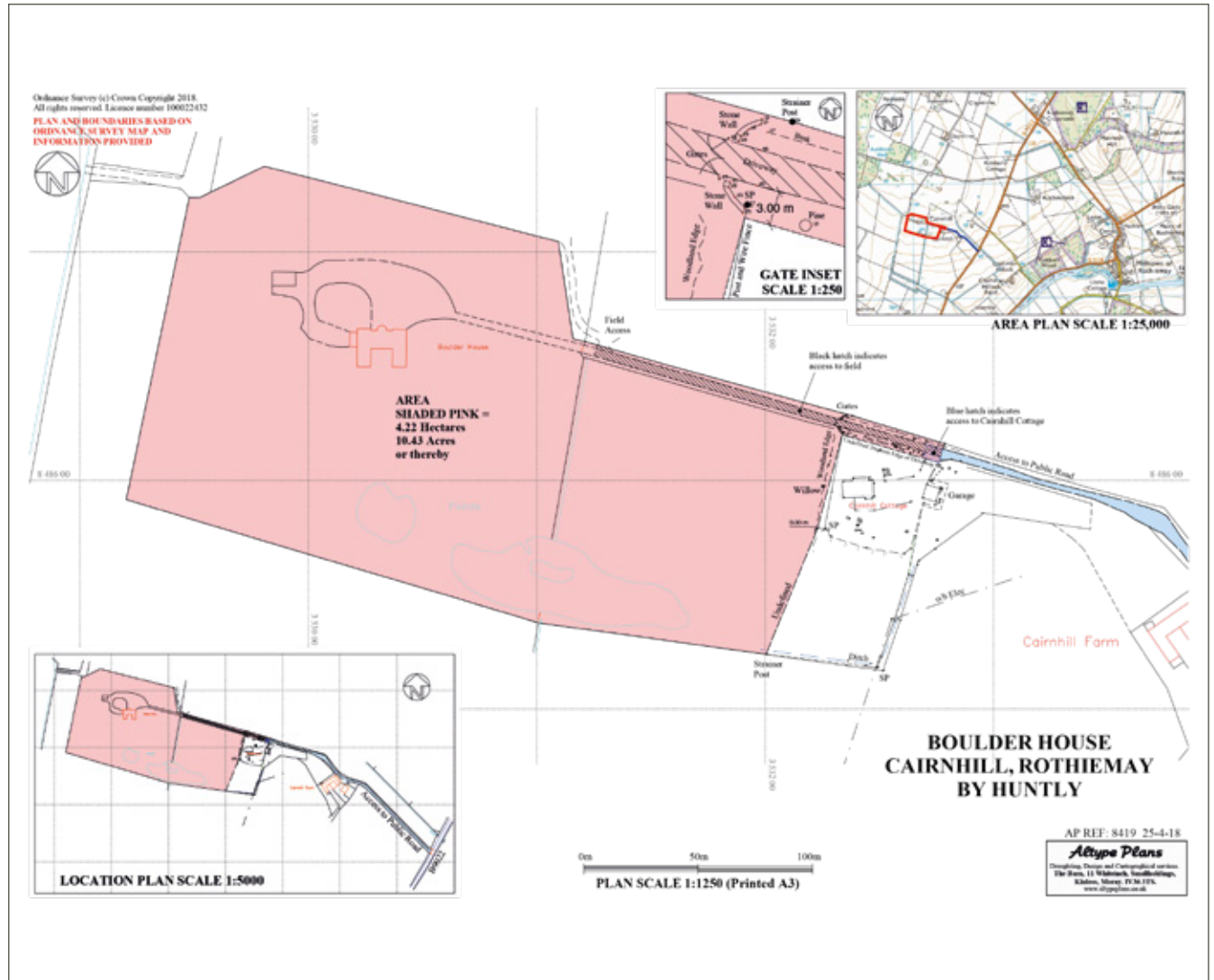
Boulder House: A home for all seasons



Property Specifications

- Floors are constructed of solid and suspended concrete
- Main walls are of 730mm and 400mm solid/cavity blockwork construction
- Guttering and downpipes are constructed from solid copper
- High level of insulation
- Zoned underfloor heating with radiators in every room, if required
- Zoned ventilation system
- Triple glazing
- Fire resistant arched doors with draft prevention feature
- CO₂ and smoke detectors installed within the garage and throughout the house
- Two Swiss Sablux fireplaces with copper clad flues and sealed glass frontages
- CCTV surveillance cameras in operation
- The window frames, doors, facings and fitted cupboards are made from Swiss knotless pine
- The ceiling is constructed from Swiss pine
- The interior walls have been rendered with a special fine white marble sand which was brought in from Italy - there is no need to repaint
- All sanitaryware fittings are Grohe
- The kitchen includes the following appliances:
 - Two NEFF dishwashers
 - Miele plumbed in steamer
 - Refrigerator Freezer with water dispenser
 - Gaggenau oven
 - Miele combination microwave/oven
 - Extractor fan
 - Hotpoint fridge drawers (within the island)
 - Two Gaggenau warming drawers (within the island)
 - Gaggenau induction hob with five rings





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