



Extended and well renovated country house at the foot of the Angus Glens
Over Ascreavie Farmhouse, Kingoldrum, by Kirriemuir, Angus, DD8 5HA

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Kirriemuir: 5 miles

Forfar: 11 miles

Dundee: 23 miles

Perth: 28 miles

- hallway, living room, dining room, sitting room, kitchen, utility room, larder, cloakroom
- master bedroom with dressing room and en suite bathroom, two further bedrooms, bathroom
- double car port
- garden
- paddock with pony shelter

About 3.54 acres

EPC rating = F



Solicitors

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Savills Brechin

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Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the north or the south on the A90 (Dundee to Aberdeen dual carriageway) turn off at the Kirriemuir junction (A926) at Forfar and proceed to Kirriemuir. Alternatively if coming from the south turn off the A90, some 5 miles north of Dundee, onto the A928, signposted to Kirriemuir. From Kirriemuir take the B951 to Kirkton of Kingoldrum. In Kirkton of Kingoldrum turn right signposted Over Ascreavie. Proceed for 0.6 miles and at the T junction turn right. After a further 0.6 miles turn left, just before the cottage, and signposted Over Ascreavie Farm. Continue up the farm road and bear left onto the drive that leads up through the paddock to the house.

Situation

Over Ascreavie Farmhouse is located about 5 miles north of the small town of Kirriemuir, birthplace of J M Barrie, at the foot of the beautiful Angus Glens. To the south is the fertile farmland of Strathmore.

Glen Prosen, Glen Clova and Glen Isla are the closest of the Angus Glens and they offer some of the finest hill walking in Eastern Scotland. Skiing is available within about 22 miles at Glenshee. First class salmon fishing is available on nearby rivers Isla, Tay, Ericht and there is trout fishing on Lintrathen Loch. The area is popular with those who enjoy country pursuits and there is a choice of golf courses locally at Kirriemuir, Forfar, Alyth and Blairgowrie.

Although it has an idyllic rural location, Over Ascreavie Farmhouse is only 5 miles from Kirriemuir which has a good range of individual shops, services and a supermarket. Kirriemuir also offers nursery and primary schools, with secondary schooling at Websters High School. For private schooling, there is a bus from Kirriemuir to Dundee High School. The house is also well placed for access to Dundee, Perth and Aberdeen, being only about 9 miles from the A90 at Forfar. There are mainline train stations at Perth and Dundee; the latter also has a small airport with direct flights to London Stansted. Dundee and Perth are both within easy driving distance, and provide all the services expected of major cities.

Description

Over Ascreavie Farmhouse is an attractive and traditional stone built and harled farmhouse, with a slate roof. There are good views out over rolling agricultural land in front, and to the Sidlaw Hills. The house was fully renovated and extended in 2008/09. The renovation in the original part of the house included rewiring and re-plumbing, together with the installation of a damp proof course. The extension, which fits in well with the remainder of the house, incorporates the sitting room and master bedroom suite. Within the extension are French oak beams by Gaetan Goubet, a renowned locally based craftsman who uses traditional methods. Both the sitting room and the master bedroom are imposing rooms. He also built the wooden covered entrance and the double car port in 2010 and the fencing on the terrace in front of the house. Traditional hardwood flooring was laid downstairs in the original part of the house, whilst there is oak flooring in the extension. As such it

is an extremely comfortable and well presented country house, making the most of its position and retaining much of its original character and features. The house is mostly double glazed.

The drive leads up through the paddock to the side of the house. A raised gravelled terrace leads round to the front of the property. The covered wooden entrance has a slate roof and an inner partially glazed door to the hallway which has a cornice, two picture lights, stairs to the first floor and an understair cupboard with safe. There is an opening to the living room which has views south together with a cornice, an open fireplace with wooden mantel, stone surround and hearth and housing wood burning stove, together with a shelved recess and two picture lights. A door from the hallway leads to the dining room which has a cornice, cast iron fireplace with brass hood, wooden mantel, tiled surround and hearth. From here an opening leads to the sitting room with its magnificent French oak traditional beamed ceiling, French doors and windows with views looking to the south, a corner stone feature with two log alcoves and a wood burning stove, Velux windows provide additional light. A door opens to the master bedroom, again with French oak traditional beams, two picture lights, French doors to garden, walk in dressing room with fitted hanging and shelved cupboards and ceiling hatch to floored roof space, and a partly timber lined en suite bathroom with bath, pedestal washbasin, WC, downlighters and extractor fan.

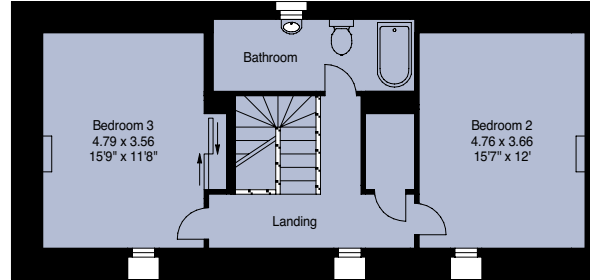


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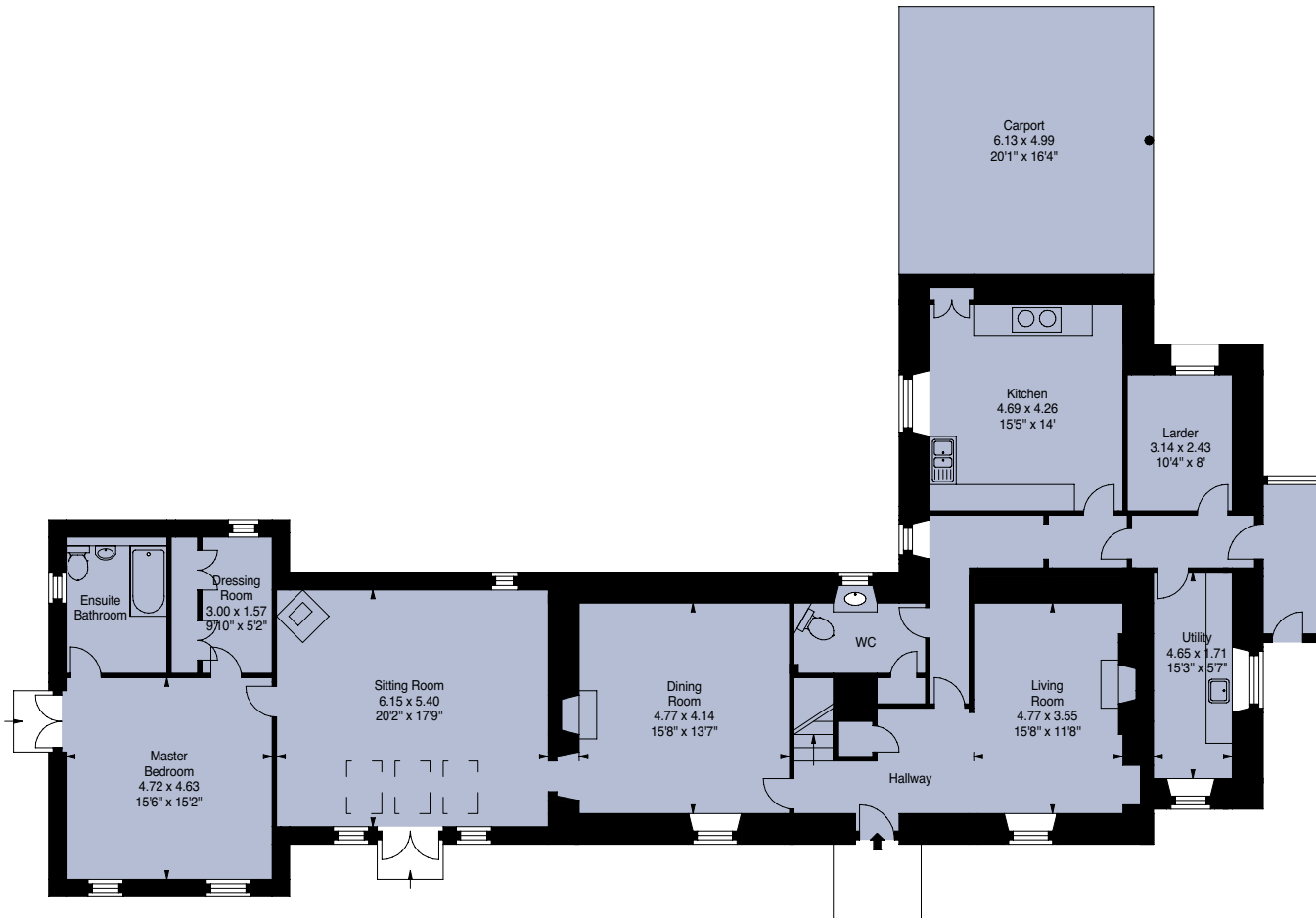
Gross internal area (approx)

257.80 sq.m (2775 sq.ft)

For Identification Only. Not To Scale.
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First Floor



Ground Floor



A further door from the hallway leads to the inner hallway with cornice and tiled flooring. Off this is a cloakroom with corner WC with tiled surround, washbasin with tiled surround, tiled floor and storage cupboard. The well appointed kitchen has downlighters, cornice, wooden base units with fitted Electrolux fridge, sink and two oven Aga (green) in a tiled recess, shelves and cupboard housing wall mounted Worcester boiler. The utility room has base units with wooden work tops with sink, plumbing for washing machine and dishwasher and a tiled floor. The useful larder has fitted stone and wooden shelves and a tiled floor, whilst the side porch has a tiled floor, coat hooks and a partially glazed back door.

The first floor landing has a cornice, downlighters and a walk in hanging and shelved cupboard. Bedroom 2 has a cornice,

downlighters and a period cast iron fireplace with wooden mantel with tiled insets. The upstairs bathroom has wood panelling to dado level, downlighters, a tiled floor, heated towel rail, washbasin within the window with a tiled surround, WC and bath with shower and tiled surround. Bedroom 3 has a cornice, two wall lights, a cast iron fireplace with wooden mantel and tiled insets, two picture lights and sliding doors to built in hanging and shelved wardrobes.

Outside

Attached to the back of the house is an open fronted wooden double car port, with a slate roof, concrete floor and French oak beams. Beyond are two wooden garden sheds. The rear garden is mainly lawn, whilst immediately at the back of the house is a gravelled seating area with an old cheese press.

At the front of the house steps from the raised terrace lead down to a garden which is enclosed by hedges and trees providing shelter, and has a lawn and shrubs. Beyond is a small hen house. Within the paddock are a wooden shed and a pony shelter (7.05 m x 5.45 m) with an adjacent water supply from the house.

General Remarks

Outgoings

Angus Council tax band E.

Energy Performance Certificate

EPC Rating = F

Services

Mains water and electricity. Private drainage. Propane gas central heating.

Fixtures and Fittings

Fitted carpets, curtains, window blinds and light fittings are included except for the hanging light in the sitting room.

Access

Maintenance of the farm road, which continues up to the partially developed former steading, is on user basis.

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.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price

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.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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