



# CASTLETON HOUSE



GLAMIS • ANGUS









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CASTLETON HOUSE • GLAMIS • BY FORFAR • ANGUS • DD8 1SJ

## Exceptional and well located country house

*Forfar 8 miles, Dundee 15 miles, Perth 22 miles, Aberdeen 60 miles, Edinburgh 64 miles  
(All mileages are approximate)*

Porch • hall • dining room • drawing room • sitting room • billiards room • ante room • cloakroom  
kitchen • breakfast room • utility room • store • 6 en suite bedrooms

Attached 3 bedroom cottage • Garaging, stores and attic room, with consent for 2 bedroom cottage

Gardens and wooded grounds • Paddocks

**In all about 8.48 acres**

**EPC rating = D**



**Savills Brechin**

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## SITUATION

Castleton House is situated within Strathmore, midway between Glamis and Meigle, and close to the county boundary of Angus and Perthshire. As such it is ideally placed for the many outdoor pursuits offered by both counties. Strathmore is a fertile plain which stretches west from Forfar towards Perth and lies between the Sidlaw Hills to the south and the Angus Glens to the north, with the Grampian mountains behind. Strathmore is famous for its beautiful scenery, productive farmland and for the nearby Glamis Castle, childhood home of the late Queen Mother.

Castleton House is extremely well located for both the A90 and the A94. The A94 links Forfar to Perth, while the A90 provides fast access south to Dundee, Perth and central Scotland, and north to Aberdeen. Both Dundee and Perth provide all the services expected of major cities, while Aberdeen and Edinburgh are also within reasonable driving distance. There is a railway station at Dundee, with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and European flights and there are direct services from Dundee to London City.

Locally there are primary schools at Eassie and at Glamis, which also has a village shop and a well known pub. There is also a village shop in Meigle. Secondary schooling is available at the well respected Webster's High in Kirriemuir, which also has a good range of local shops. Forfar, Alyth, Coupar Angus and Blairgowrie are all easily reached and provide further shopping, business and leisure facilities. Private schooling is available at the High School of Dundee with dedicated bus services at both Meigle and Forfar / Kinnettles. Craigclowan, Strathallan, St Leonards, Kilgraston and Glenalmond schools are also within reach. Dundee provides all the services expected of a major city and is an established centre of excellence in education and life sciences, and has renowned cultural facilities, including the new V&A Museum.

Both Angus and Perthshire are well known for outdoor pursuits. Fishing can be taken on the Isla and Tay and on the North and South Esks, while loch fishing is available locally at Rescobie and at Lintrathen. The Angus Glens and Perthshire hills provide some of the best hill walking in eastern Scotland. As well as local golf courses at Blairgowrie, Forfar, Alyth and Kirriemuir, the championship courses at Carnoustie and St Andrews are within easy driving distance. There is a pleasant sandy beach at Lunan Bay.









## DESCRIPTION

Castleton House dates from 1902. However it has much older historical associations as the house is built on the site of a 12th century fortification. The site is surrounded on three sides by a deep defensive ditch and on the remaining side by a burn. The earthwork is believed to originate from medieval times, when the ditch would have been filled with water to form a defensive moat. Ancient spearheads and coins have been found in the area, which supports this theory.

Castleton House is a most attractive stone built mansion house, which sits within its own private, sheltered grounds. Built in 1902, for Sir Thomas Wedderspoon, the house was in private ownership until 1989 when it was converted into an award winning and prestigious country house hotel with a separate cottage to the rear. From 2010 the house was used for upmarket self catering holiday lets. Between 2015 and 2018 a number of improvements were made to the house including replacing the upstairs windows with double glazed units (other than the principal en suite which now benefits

from secondary glazing), installation of two new boilers, removal of the commercial kitchen and fire screens and replacement of a large roof cupola, which spills light on to the staircase. However since 2018 an even more extensive and hugely impressive refurbishment programme has been put in place to allow the house to be used as a “luxury exclusive use holiday rental property”, for private functions and as a retreat. For further details see <https://www.castletonhouseglamis.com>. It has a 5 star rating from Visit Scotland. The house lies just off the A94, which connects Perth



with the A90 at Forfar, but is well screened by its own wooded grounds, so is ideally placed for such a use, but is also well suited as a glorious private home. Internally the works have included redecorating throughout, so the house is now beautifully presented. New carpets have been fitted, along with Amtico flooring in the hall, drawing room, dining room, ante room, kitchen, breakfast room and utility room. The kitchen and utility room were also fully refurbished, as were three bathrooms and three shower rooms. At the same time two new pressurised hot water tanks were fitted, and the electrical and fire detector systems were upgraded. The roof over the billiards room was renewed and three new wood burning stoves were installed. The cottage was also redecorated and refurbished, and its boiler was renewed. All these works were undertaken sympathetically and original features still remain such as lovely cornicings, original fireplaces and panelled doors. Downstairs there are most imposing and elegant reception rooms while upstairs all the bedrooms have en suite facilities.

The house sits within its own grounds, surrounded by the original wooded moat, which has lovely walks and provides privacy and shelter. A tarred and rhododendron lined drive leads past the house to a gravelled sweep at the front. A wooden front door opens to the porch with a tiled floor and a partially glazed inner door with side lights, to an

imposing hall with a staircase to the first floor and an understair cupboard. Off this is the elegant dining room with an ornate cornice, picture rail, open fireplace with carved wooden mantel and wood burning stove, three wall lights, and a partially glazed door to the garden. It also links to the kitchen. Opposite is the imposing drawing room, again with ornate cornicings and a large bay window, picture rail, three wall lights, further window with window shutters, open fireplace with carved wooden mantel and wood burning stove. The cosy sitting room has an ornate cornice, picture rail and two wall lights. The billiards room has a lovely plasterwork ceiling, ornate cornice, picture rail, six wall lights, French doors to the garden, panelling to dado level and a panelled fireplace with wooden mantel and a wood burning stove. There is an adjacent ante room or small sitting room. A cloakroom has a washbasin with vanity unit and WC.

A back hall, which links to both the hall and kitchen, has a walk in understair cupboard, back stairs with a further walk in cupboard, back door and a boiler room with two Worcester oil fired boilers. The bespoke kitchen is sleek and contemporary and has wall and floor units with quartz worktops, soft closing drawers and a porcelain sink. Fitted appliances include a Bosch fridge, Bosch dishwasher and Rangemaster Infusion dual fuel cooker (with two ovens, grill and six gas burners) with an extractor fan.







A central island unit has an under counter Bosch fridge, wine fridge, wine racks and a breakfast bar. The kitchen also has the original service bells and a partially glazed door to the terrace and links through to a breakfast room, again with fitted wall and floor units with a Bosch under counter fridge. Beyond is the utility room which has fitted units including a sink, Bosch dishwasher, HiSense fridge / freezer with water dispenser, Samsung washing machine, Zanussi dryer and a back door. There is a partially tiled WC with washbasin with vanity unit, together with a store room.

The impressive wooden staircase leads up to the first floor landing which is lit by the large cupola and has two shelved cupboards. Bedroom one has a bay window, walk in wardrobe and a partially tiled en suite bathroom with freestanding bath, shower cubicle, large Burlington washbasin and a WC. Both bedrooms two and three have window shutters, a wall light, fitted wardrobe and a tiled en suite shower room with shower cubicle, washbasin with vanity unit and WC. Bedroom four also has a wall light, and a partially tiled en suite

shower room with shower cubicle, washbasin with vanity unit and WC. The principal bedroom has an en suite turreted bathroom with a freestanding bath, shower cubicle, circular washbasin with vanity unit and a WC. Bedroom six has fitted wardrobes, wall light and a partially tiled en suite bathroom with spa bath with shower, washbasin with vanity unit and WC.

Off a small courtyard at the back of the house is a boiler room with a Worcester boiler (for the cottage), two pressurised water tanks, Belfast sink, Zanussi washing machine and an Indesit dryer. Beyond is the cottage which comprises the rear wing of the house and is self contained with its own entrance. The hallway has two wall lights, while the fitted kitchen has wall and floor units, a Bosch fridge freezer, Bosch dishwasher, sink, Whirlpool oven with four ring hob and extractor, Proline under counter fridge and ample space for informal dining. Bedroom one has fitted wardrobes and a tiled shower room with shower cubicle, washbasin, WC and a separate door to the hallway. Bedroom two has a wall light, while the sitting room has French doors to a

decked terrace. Beyond is a store cupboard, bedroom three and a tiled bathroom which has a bath with shower, washbasin with vanity unit and WC.

Beyond the cottage is the garage which has folding doors, concrete floor and stairs to a loft room, off which is an attic room. Adjacent is a store. Planning consent (Ref 19/00433 /FULL) was granted by Angus Council in December 2019 to convert these buildings to a 2 bedroom cottage. For further information please contact the selling agents.

Castleton House has lovely gardens and grounds. In front of the eastern elevation, and overlooked by the drawing room and billiards room, are flower and shrub borders. Adjacent to the drive is an expansive lawn, enclosed by mature trees. On the other side of the house is an enclosed garden with a paved terrace, which provides a lovely outdoor entertaining area, linked to the dining room and kitchen, and which has two gazebos, one of which houses a hot tub. There is an adjacent boule court, artificial putting green and a fire pit. There is a further area of decking with another





hot tub, linked to the cottage, together with an hexagonal wooden BBQ hut (3.5 m x 3.9 m (max)). There is lighting on the front of the house and on the front lawn and trees to the rear.

On the other side of the burn is an orchard and a field. Within this is the old road bridge, which has a date stone of 1784. The field is currently divided up into three fenced and watered paddocks.





## GENERAL REMARKS

### Viewing

Strictly by appointment with Savills – 01356 628628.

### Directions

From Perth take the A94, passing through Coupar Angus and Meigle. Continue for another 3.5 miles and the turning into Castleton House will be seen on the left.

If coming from the north on the A90 (Aberdeen to Dundee dual carriageway) turn off at the Glamis junction on the Forfar bypass, and take the A94 signposted for Coupar Angus. Proceed past Glamis for a further 3.5 miles and the turning into Castleton House will be seen on the right.

If coming from Dundee head north on the A90 for some 5 miles and turn left onto the A928 signposted for Kirriemuir. At Glamis turn left onto the A94 and proceed as above.

### Outgoings

Angus Council – Currently Castleton House's rateable value is £11,200 but it currently qualifies for 100% small business relief.

### Energy Performance Certificate

EPC rating = D

### Solicitors

Wright Solicitors, 70-72 Brandon Parade East, Motherwell, ML1 1LY.

### Services

Mains water and electricity, private drainage, oil fired central heating (separate system in cottage), propane gas supply for cooker, CCTV at the front of the house.

### Fixtures and Fittings

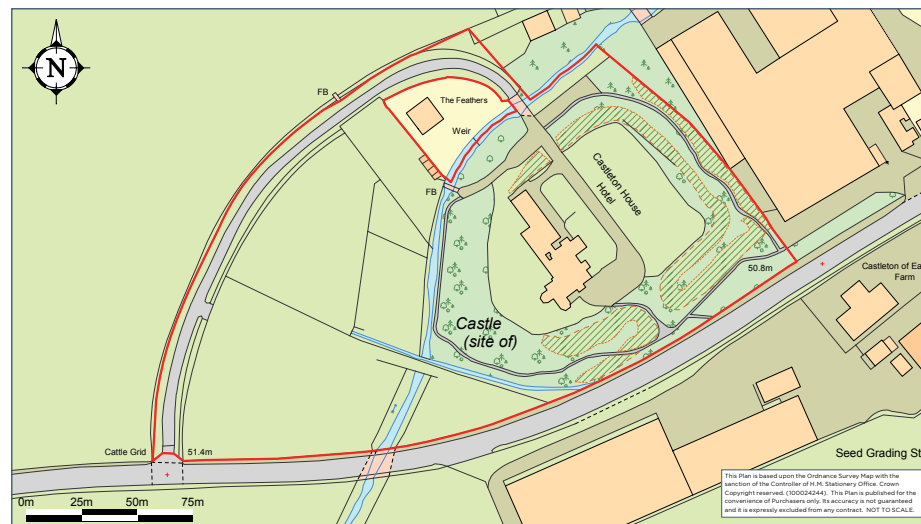
Fitted carpets, curtains, light fittings and the billiards table are included. Furnishings may be available in addition.

### Environmental Stipulations

The motte is a Scheduled Ancient Monument.

### Access

The Feathers, which is in separate ownership, has a right of access over the driveway.



### 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.



For identification only. Not to scale.

