



Overlooking Lunan Bay

Hawkhill House, Lunan Bay, Angus, DD11 4UX

Freehold





Charming country house with views over Lunan Bay

Porch • hallway • sitting room • dining room • study • kitchen • back hall • utility • 5 bedrooms • shower room • bathroom

Delightful gardens • Car port

About 0.97 acres • EPC rating = E

Distances

Montrose 5 miles, Arbroath 8 miles, Dundee 24 miles, Aberdeen 44 miles, Perth 46 miles

Situation

Hawkhill House is situated in a lovely position just inland from Lunan Bay – an award winning beach popular with surfers, dog walkers and horse riders on the Angus coast. This part of the Angus coastline is mainly red sandstone with notable cliffs,

rock features and sandy bays.

As well as Lunan Bay, other popular beaches are found at Montrose and St Cyrus. There is an attractive coastal walk from Lunan Bay to Arbroath via Auchmithie. Sea fishing has long been associated with the area, especially in Arbroath, famous for its “smokies”, as well as at Auchmithie and Usan. The surrounding countryside is rolling fertile farmland and there are nature reserves at Montrose Basin and St Cyrus. Salmon and

sea trout fishing is available locally on the North and South Esks. There are golf courses at Montrose and Arbroath, together with the championship course at Carnoustie. There is a marina at Arbroath, while inland are the Angus glens.

The nearby village of Inverkeilor is just to the south, off the A92 coast road, and provides primary schooling. Gordon’s at Inverkeilor is an award winning restaurant, while the Lunan House Hotel has a bar and grill. Secondary schooling is available at Montrose and Arbroath which both offer a full range of shopping, business and leisure facilities. Private schooling is found at Lathallan and Dundee High School.

Inverkeilor is within easy driving distance of both Dundee and Aberdeen which provide all the services expected of major centres. Dundee’s cultural attractions include the V&A, Scotland’s design museum. There are train stations at Montrose and Arbroath with regular services to Aberdeen and to the south, including a sleeper. Aberdeen Airport has a wide range of flights and there are services from Dundee to London City. Journey times to Aberdeen and its airport have been much reduced by the Western Peripheral Route.

Description

Hawkhill House is a pretty former farmhouse, situated in an elevated position with lovely



views out over Lunan Bay. The house is most attractively built of local red sandstone, and has a slate roof, together with a date stone of 1848. It is a spacious, imposing and well laid out house, which still retains many of its original features such as cornices in the principal reception rooms and main bedrooms, together with panelled doors. With good sized reception rooms and five bedrooms, along with extensive gardens, it is perfect for both family living and for entertaining. The house is mostly double glazed, with some of the windows having been re-done in the last few years, and the shower room has been recently refurbished.

Stone gate piers with a wooden gate open onto a gravelled drive which leads up to parking and turning at the front of the house. Steps lead up to a partially glazed front door which opens into a porch with an inner partially glazed and etched door to a welcoming hallway. This has a staircase to the first floor and a tiled floor. Off this is the double aspect sitting room with a picture rail, window shutters, fireplace with wooden mantel housing a wood burning stove and a shelved press. Opposite is the fine dining room with a picture rail and window shutters. The study also has a picture rail and window shutters along with a wooden mantel and recessed shelves. The fully fitted farmhouse style kitchen has

fitted wall and floor units with tiled splashbacks. Appliances include an under counter Beko fridge and freezer, Leisure Rangemaster 110 cooker with four ring gas hob, griddle, hotplate, double oven, grill and warming drawer with extractor, together with a Blomberg dishwasher and a Belfast sink. In addition, there is a warming wood burning stove, recessed shelves, stone tiled floor, ample space for informal dining and French doors leading to a terrace overlooking Lunan Bay. The back hall has original stone walls, a back door, fitted hanging cupboard, tiled floor and back stairs to the first floor. Off this is a timber lined utility room with a Belfast sink, Blomberg dryer, Miele washing

machine, cupboard housing an oil fired boiler and two further shelved and hanging cupboards. A side passage gives access to a car port and there is also a downstairs timber lined bathroom with a tiled shower cubicle, pedestal washbasin, bidet and WC.

A pretty hanging stone staircase which has cast iron balustrades, a wooden handrail and is lit by a large etched window, leads to the first floor landing. Bedroom one, which overlooks Lunan Bay has window shutters and a tiled fireplace with wooden mantel. Bedroom two also has window shutters. The shower room has a walk in shower cubicle with wet walling together with a washbasin, WC and window



shutters. There are three further bedrooms, with bedroom three having window shutters, while bedroom four has a cupboard housing the hot water tank.

To the side of the house is a covered car port (3.75 m x 5.05 m). Behind is a brick built store (2.55 m x 1.8 m) and within the garden is a further store (3 m x 2.4 m). The gardens at Hawkhill House are delightful. In front they are terraced with flower borders, stone walls and lawns, and are sheltered by trees including a good cherry. There are gravelled areas and a mass of spring bulbs. To the side is another gravelled area with a gate onto the minor public road, together with further flower and shrub borders and some raised vegetable beds. Above this is a

paved terrace, linked to the kitchen, which makes the most of the lovely views over Lunan Bay. Behind the house are two lawned areas, enclosed by hedges, one of which again has beautiful views to the sea.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628 or 01224 971110.

Directions

From the A92 coast road some 5 miles south of Montrose and 2 miles north of Inverkeilor, turn signposted Lunan. Proceed down the hill for 0.2 miles and at the T junction turn left and then bear to the right. Hawkhill House is the third turning on the left.

Outgoings

Angus Council tax band G.

Energy Performance Certificate

EPC rating = E

Solicitors

Thorntons, 55 High Street, Montrose, DD10 8LR.

Services

Mains water and electricity. Private drainage. Oil fired central heating with LPG gas for cooker.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

Access

There is a right of access past the steading to the rear to a gate into the garden.

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.



Hawkhill House, Lunan Bay, Angus, DD11 4UX
Gross internal area (approx) 304.7 sq m / 3280 sq ft
 Including Limited Use Area (2.2 sq m / 24 sq ft)
 Excluding Void
 For identification only. Not to scale.

Ruaraidh Ogilvie
 Savills Aberdeen
01224 971110
 rogilvie@savills.com

Sandra McGregor
 Savills Aberdeen
01224 971113
 smcgregor@savills.com

 |  savills | savills.co.uk



For identification only. Not to scale. © 22/06/22 RO

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by wordperfectprint.com

