



NEWTONMILL HOUSE

BY BRECHIN ■ ANGUS



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*Ago 1 mile, Edzell 3 miles, Brechin 3.5 miles, Montrose 10 miles, Carnoustie 22 miles, Dundee 28 miles,
Aberdeen 38 miles, Perth 45 miles, Edinburgh 90 miles*

ONE OF THE MOST ATTRACTIVE HOUSES IN ANGUS

Hall, drawing room, dining room, sitting room, kitchen, utility, principal bedroom with dressing room and ensuite bathroom, further ensuite bedroom, 4 additional bedrooms, 2 bathrooms, attics.

Adjacent three bedroom cottage. Outbuildings.

Renowned walled garden. Wooded policies. Gate Lodge. Doo'cot. Paddocks and woods.

Coach House, former farm buildings, further buildings including a former Mill.

Two further cottages.

In all about 23.9 acres

EPC rating = D



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SITUATION

Newtonmill is most attractively situated within its own exclusive gardens and grounds, midway between Brechin and Edzell, in Angus, and to the north of the A90 dual carriageway, which is easily reached.

This is a highly appealing and scenic area of rolling fields and countryside, while to the north are the Angus hills and glens. The property is ideally situated for those who wish to enjoy the range of outdoor pursuits offered in Angus. Salmon and sea trout fishing is available on the nearby North and South Esks, or the West Water. The Angus glens also offer some of the best hill walking in eastern Scotland and skiing at Glenshee. From Edzell the scenic Cairn o' Mount route gives access to Deeside. Golf courses in the area include Edzell and Brechin, with the championship course at Carnoustie nearby. There are outstanding sandy beaches at

Lunan Bay and St Cyrus.

Brechin is well served with local shops, business and leisure facilities, nurseries and schooling. There is a swimming pool at the new community campus. There are further primary schools at Stracathro and at Edzell which also has good local shopping including a butcher, post office, coffee shops, chemist and health centre, together with a country club within the Glenesk Hotel, and a renowned 18 hole golf course, along with a 9 hole course and driving range. Further afield, more extensive shopping and business services are found in Forfar, the county town, and in Montrose. Private schooling is available in Aberdeen and locally at Lathallan (Johnshaven), which has its own bus service from Brechin, as has the High School of Dundee. Further private schools are found at Glenalmond, Strathallan and St Leonards.

The A90 provides fast access to Aberdeen and south to Dundee and Perth. At Perth it connects with the M90 to Edinburgh and the A9 to Glasgow. Both Aberdeen and Dundee are easily reached and offer all the services expected of major cities. Dundee has renowned cultural facilities including the V&A museum. There are railway stations at Montrose and Laurencekirk on the east coast mainline with regular services to Aberdeen and the south, including a sleeper to London. Journey times to Aberdeen and Aberdeen Airport have been much reduced by the Western Peripheral Route. Aberdeen Airport provides a range of domestic and European flights and there is a service from Dundee to London City.







HISTORICAL AND ARCHITECTURAL NOTE

Nigel Tranter in *The Queen's Scotland, The Eastern Counties*, Hodder and Stoughton, 1972, mentions "the mansion of Newtonmill" and goes on to indicate that "there are innumerable Newtons in Scotland; but this is the one which gave title to the Lord Newton of Session, whose famous portrait by Raeburn is much reproduced.

John Gifford in *The Buildings of Scotland, Dundee and Angus*, Pevsner Architectural Guide, 2012, describes Newtonmill as a "late 17th century laird's house, altered in the 18th and 19th centuries and restored... in 1959 to an approximation of the original appearance. The house is of two storeys and an attic, the present canted dormer windows additions of 1959,... a moulded stone doorpiece of late 17th century type and above an oval first floor window,... two rear wings, both probably mid 18th century... Inside a late 17th century stair... Some panelling of early 18th century appearance... Extending west from the main block, a screen wall, perhaps 1820, its higher centre section with ball finials."

He continues that the garden is "directly south of the house, the walls... are high on three sides but low on the north allowing a view into the garden from the house. In the... corner a pyramidal-roofed square doocot..." He also goes on to mention the stables and the small lodge together with the "corniced gatepiers with stone swagged urns of 1765."

The overall affect at Newtonmill is quite stunning. In the 1950's the house belonged to Elizabeth Elphinstone, a friend and cousin of the late Queen Mother, who was brought up at nearby Glamis Castle, and was a frequent visitor and donated many plants for the garden from Castle of Mey. Princess Margaret is believed to have stayed in the house. Elizabeth Elphinstone engaged the renowned architect, Robert Hurd, to do works on the house, and part of the top floor was used as a chapel at that time. The three dimensional gate into the garden, was based on the design of a mill wheel, as there were originally four mills at Newtonmill, on the lade.





DESCRIPTION

Newtonmill is an enchanting country house which is surrounded and screened by its own woods and grounds, and which overlooks its own beautiful gardens. Together with its associated buildings and grounds it really is a stunning property. The house was acquired by its sellers in 1983. Thereafter they set about an ambitious refurbishment to the highest of standards which included rewiring, insulating, mains gas central heating and re-plumbing, while at the same time preserving the unique period features and character of the building. Since then the exteriors and windows have been routinely repainted. The Doo'cot has been reroofed, as has the Gate Lodge and Ward End Cottage, while the farm buildings have been refurbished. Ward End and Farm cottages are in the process of being renovated internally.

While the house is perfect for entertaining and family living, it has also been used in the past as an upmarket bed and breakfast, using two of the bedrooms on the first floor. The original upstairs drawing room now makes a fabulous principal bedroom, while the downstairs reception rooms are charming. Many original features enhance the house, such as cornicings, panelled doors, window shutters and panelling, most dating from between 1700 and 1810.

A tarred drive from the gates leads up to a gravelled sweep at the front and side of the house. It continues onto a back drive running out past the Farm Cottage and to a tarred drive leading to the back of the house. At the front, outer storm doors, and an inner partially glazed door, open to a welcoming hall, with arches to both the staircase and inner hallway, and a wooden floor. To one side is the very fine drawing room with panelled walls, shelved cupboard, balancing door, display alcove and a pretty fireplace with wooden mantel. Opposite is the dining room, which has a useful hatch to the kitchen. Off the inner

hallway is an under stair wine cellar and a useful downstairs WC with washbasin. A delightful breakfasting kitchen has wooden units and appliances include a Miele dishwasher and fridge, NEFF ceramic hob and oven, four oven AGA, together with a sink. It has a cork tiled floor, and the breakfasting area has a beamed ceiling. There is a shelved larder. Off the rear hall, with tiled floor, is a back entrance porch with a separate WC with washbasin, a cosy double aspect sitting room, and a utility room which has fitted units with sink, plumbing for a washing machine, vented for dryer, clothes pulley and a cupboard housing an Ideal Concord gas fired boiler.

Part way up the stairs a wide staircase leads to the principal bedroom with ornate cornicings, panelling and a stone fireplace. A partially tiled ensuite bathroom also has a shower cubicle, washbasin with vanity unit, bidet and WC, while the dressing room also has a washbasin together with fitted wardrobes and links through to bedroom three. Bedroom two has a washbasin and adjacent is a bathroom with bath with shower, washbasin with vanity unit and WC. There is a shelved linen cupboard. The stairs continue up to the front landing with its pretty oval window, which perfectly frames the garden and its gate. Bedroom three is double aspect and has panelling and a cast iron fireplace with a wooden mantel. Bedroom four is also double aspect, with a wardrobe, fireplace with wooden mantel and an ensuite bathroom, which again has a bath with shower, washbasin with vanity unit and WC.

The stairs continue up to the second landing with shelved and hanging cupboards. Off bedroom five is a walk in attic and behind bedroom six is a bathroom with washroom with vanity unit, WC, and access to a further walk in attic.



The Cottage

NEWTONMILL HOUSE

Gross internal area (approx)

Main House: 433.7 sq m / 4668 sq ft


Cottage: 91.1 sq m / 981 sq ft

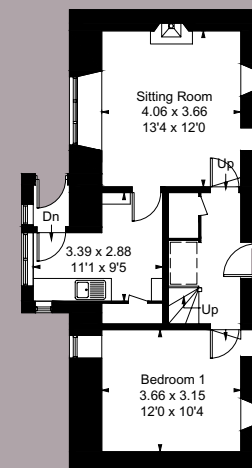
Total: 524.8 sq m / 5649 sq ft (excluding void)

Including Limited Use Area (31.9 sq m / 354 sq ft)

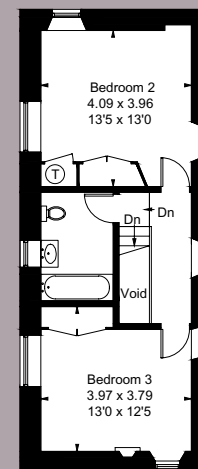
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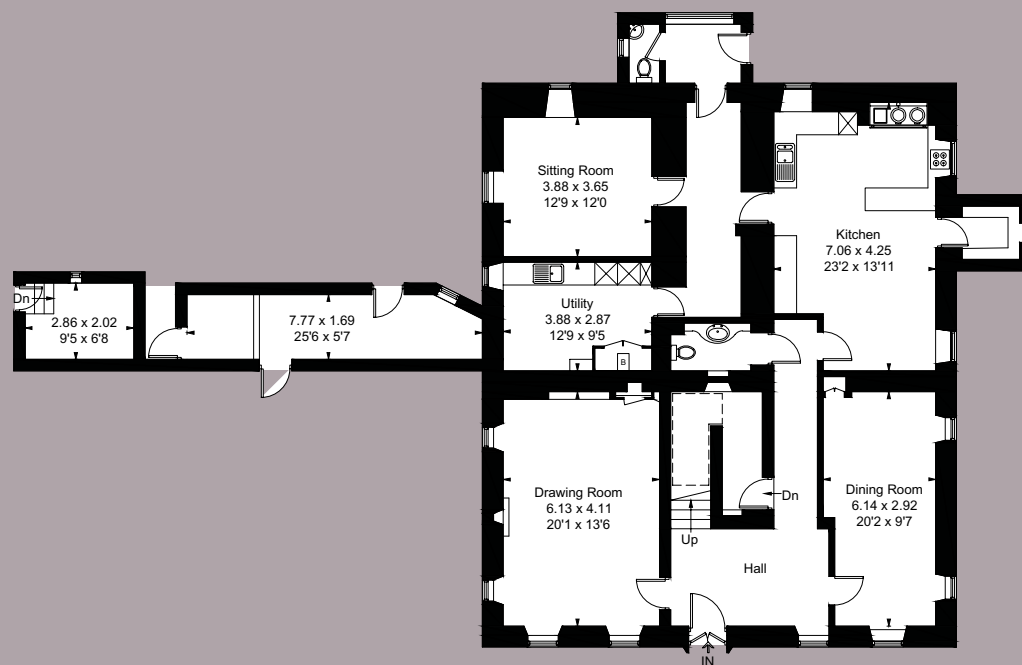
 = Reduced head height 1.5m



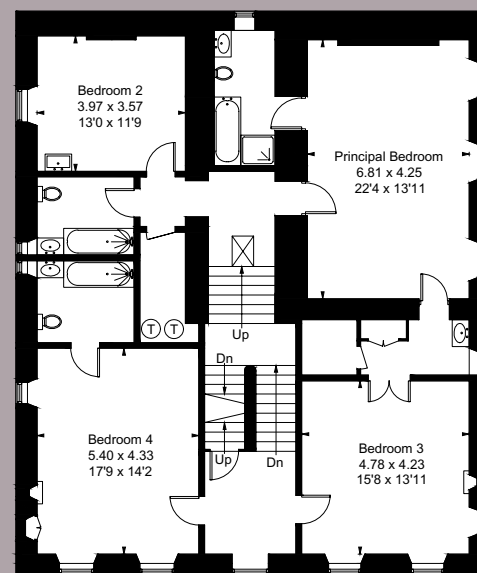
Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



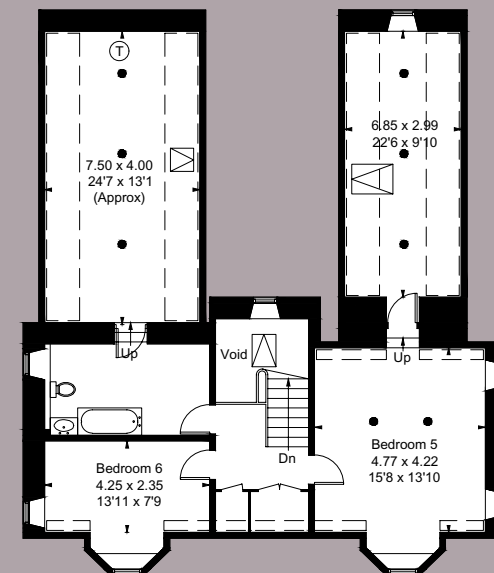
Cottage - First Floor



Ground Floor



First Floor



Second Floor



At the west side of the house behind the high screen wall are two stores. The pretty two storey cottage is currently used as offices but is ideal as additional accommodation, for staff or holiday letting. Off the hallway is a cupboard. The sitting room has a stone surround fireplace with wooden mantel and wood burning stove, while beyond is the kitchen with fitted units with sink, electric cooker point, larder cupboard and a rear porch. There is a downstairs bedroom, while upstairs bedroom two has fitted cupboards and bedroom three has a lined ceiling, cupboard and fireplace. The bathroom has a washbasin and WC.

The gardens are a delight and take the form of a semi formal walled garden. A central pathway leads between two wide herbaceous borders, each flanked by *Prunus Pissardii* hedges, box hedges divide the garden into four squares. The kitchen garden has productive vegetable and fruit borders, raised planters, fruit cages and a small greenhouse. The croquet lawn has a garden shed and a rotating summer house. The autumn garden has further borders and lawn, while the spring garden has a mass of spring bulbs. At the bottom of the garden are peony and shrub rose borders, a small pond and the doo'cot with its stone nesting boxes. The gardens have occasionally been opened to the public, through Scotland's Garden Scheme.

Lying to the west of the house and off the back drive are several ranges of buildings. These include a pretty former coach house. Stone built and harled, to match the house, this has a former stable, now a workshop with Belfast sink and concrete floor, while further stables now provide useful storage and garaging. Opposite is a large lean to greenhouse with store behind and a wooden dog kennel with run. Further buildings include the old farm building and dairy. This is stone and block built with a slate and corrugated roof, up and over door, concrete floor and log shed. The former milking parlour and long shed provides further storage and workshop. In addition is an open fronted wood shed, while the old dairy building, again stone and slate, has two stores and two former stables.

Beyond the buildings is the pretty stone built Farm Cottage, with a slate roof. This was in the process of being renovated and has been gutted internally and is now ready to provide a bedroom, bathroom, sitting room, kitchen and WC. It is surrounded by its own garden, with a lean to store at the rear and has a wooden garage and garden shed.

The original Gate Lodge is used for storage and has a fireplace.

Surrounding the house are some fine trees including Sequoia and copper beech, together with rhododendrons and azaleas, and a mass of bulbs in spring. There are three paddocks, one behind the house, one adjacent to the garden and Farm Cottage and one lying to the north, which is also sheltered by wooded strips, which make lovely walks alongside the Cruick Water, which has trout fishing. There is a former mill and turbine house (11.05m x 5.3m) which is stone built with a loft.

Lying at the southern end of the property and on the other side of the Keithock Burn is Ward End Cottage. Another pretty cottage, this is stone built with a harled extension to the rear and Gothic windows to the front. This was in the process of being renovated, with the roof having been redone and the accommodation comprises a living room with raised fireplace, former kitchen and bathroom, and two bedrooms, one with fitted cupboards and a fireplace. Surrounding the cottage is an extensive garden, mainly in grass, with access directly onto the public road.



Farm Cottage



The Cottage



Ward End Cottage

NEWTONMILL BUILDINGS

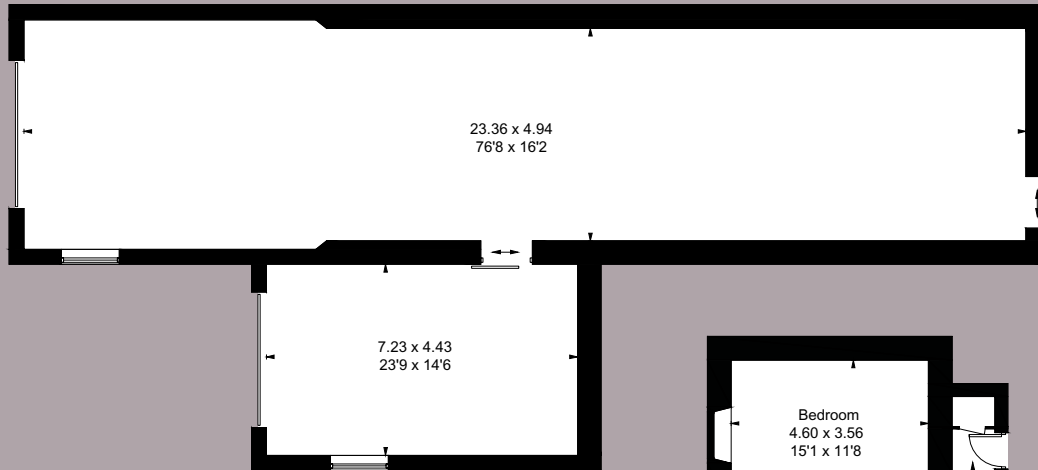
Gross internal area (approx)

Farm Cottage = 75.4 sq m / 812 sq ft

Ward End Cottage = 86.4 sq m / 930 sq ft

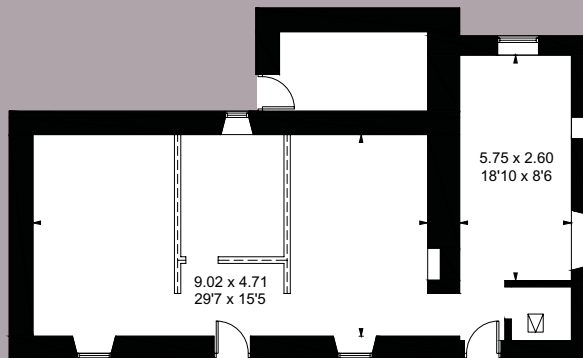
Total Outbuildings = 318.7 sq m / 3430 sq ft (Including Garage)

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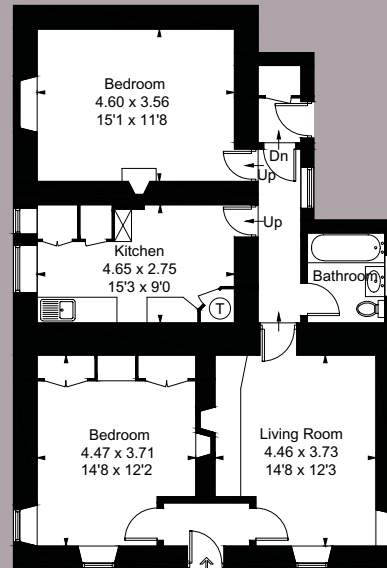
Workshop & Garages

(Not Shown In Actual Location / Orientation)



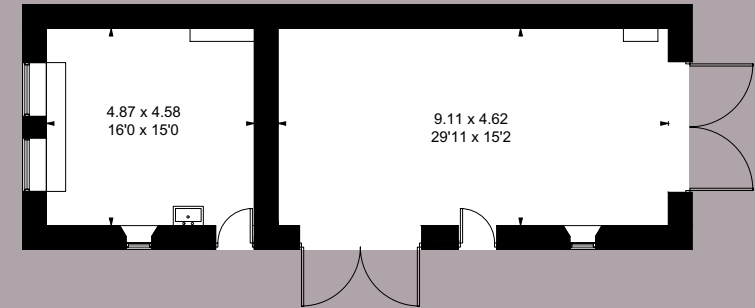
Farm Cottage

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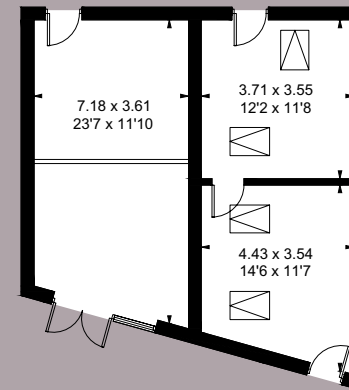
Ward End Cottage

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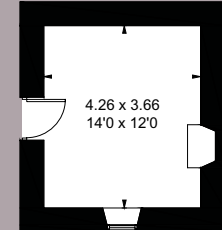
Coach House & Stables

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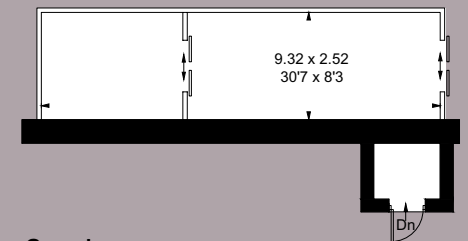
Stables & Tack Rooms

(Not Shown In Actual Location / Orientation)



Gate Lodge

(Not Shown In Actual Location / Orientation)



Greenhouse

(Not Shown In Actual Location / Orientation)

GENERAL REMARKS

Viewing

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

Directions

If coming from the south on the A90 take the second turning for Brechin (B966). If coming from the north take the first turning for Brechin. Follow signs for Edzell (B966) and continue 0.7 miles and the Lodge and gates into Newtonmill will be seen on the left.

Outgoings

Newtonmill House = Tax Band G.

Farm Cottage – Tax Band C.

The Cottage – Tax Band B

Ward End Cottage – Tax Band C (currently exempt)

Energy Performance Certificate

EPC rating = D

Solicitors

Turcan Connell, Princes Exchange, Edinburgh, EH3 9EE.

Services

Newtonmill House – Mains electricity, water and gas. Mains gas central heating. Private drainage. Intruder alarm.

Cottage – Mains water and electricity, electric heating, private drainage.

Farm Cottage & Ward End Cottage – Mains water and electricity, private drainage.

Fixtures and Fittings

Most curtains, fitted carpets and light fittings are included. Some furniture, garden, estate equipment and workshop fittings, may be available in addition. The seller reserves the right to split and remove some plants.

Environmental Stipulations

Newton Mill House, Lodge and gates, garage and farm steading, together with Ward End Cottage are listed Category B. The Farm Cottage and walled garden are listed Category C.

Fields

The fields have been let to a local farmer on a seasonal grazing basis. There is an Agricultural Holding number. The fields are all fenced in treated larch post and rails, with the boundaries rabbit netted. This makes them ideal for horses and ponies.

Access

The two neighbouring properties have rights of access over the back drive. There are no rights of access past the house.

Newtonmill has an additional right of access over the lade, to the northern field, from the end of the back drive.

Gardener

The sellers currently employ a full time gardener who lives locally.

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

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