



Exceptional country house

Wester Greystone House, Greystone, Carmyllie, Angus, DD11 2RJ

Freehold





Hallway • drawing room • dining / sitting room • cloakroom • kitchen • breakfast room • boot room • principal bedroom with dressing room and en suite • 4 further bedrooms (2 en suite) • shower room • laundry room.

Outbuildings with games room • Gardens and wooded grounds • About 3.6 acres • EPC = E

Distances

Carnoustie 7 miles, Forfar 7.5 miles, Dundee 13 miles, Perth 36 miles, Aberdeen 54 miles

Situation

Wester Greystone House is very conveniently situated in Angus, some 3 miles south of Letham, almost equidistant from the towns of Forfar, Carnoustie and Arbroath and just 13 miles from Dundee. The house is on the edge of the small rural hamlet of

Greystone, in an attractive rural area. The A90 is easily reached and provides fast access north to Aberdeen and south towards Perth and Edinburgh. Primary schooling is found at Redford (Carmyllie) with secondary schooling in Arbroath and Carnoustie. There are local shops in Letham and the well known Milton Haugh Farm and Coffee Shop is close by. Forfar and Arbroath provide extensive shopping, business and leisure

facilities. Private schooling is available at the High School in Dundee, which provides an excellent range of shops and professional services, together with good leisure amenities. It is an established centre of excellence in education and life sciences, and has renowned cultural facilities.

There are local golf courses at Forfar and Arbroath, and a championship course at Carnoustie. Fishing can be taken on the nearby North and South Esks. The Angus Glens provide some of the best hill walking in eastern Scotland, with skiing at Glenshee. There are pleasant sandy beaches at East Haven, Lunan Bay and at Arbroath which is famous for its "smokies". Both Monikie and

Crombie country parks are nearby and have lovely walks, together with other activities.

There are railway stations at Arbroath, Carnoustie and Dundee, with mainline services to Aberdeen and to the south, including a sleeper. Aberdeen and Edinburgh airports provide a range of domestic and international flights and there are services from Dundee to London City.

Description

Wester Greystone House dates from the 1880s and was built as a manse for the nearby former church, which at one time was the Carmyllie Free Church. It was used as a manse up to the 1950s and was extended in the 1960s. A most attractive,



imposing and stone built house with a slate roof, it has benefitted from considerable improvements in recent years, and is now beautifully presented, while retaining much of its original character with features such as cornicings and panelled doors. Spacious and well-lit rooms make it ideal for both modern family living and for entertaining, and the property benefits from extensive grounds and useful outbuildings which include a large games room that could work well as a separate home office. The first floor extension to the rear is timber clad, with a recently replaced roof. The house is double glazed, and in 2015 a new boiler and hot water tank were fitted, and the central

heating was upgraded. Since 2016 the house has been re-plumbed along with the bathroom and shower rooms being refurbished. A new Neptune kitchen has been fitted along with a Fired Earth tiled floor. There are new Neptune light fittings in the kitchen, breakfast room, principal bedroom and en suite. In addition, Amtico flooring was laid in the hall, bathroom and cloakroom, the house has been fully redecorated and much has been rewired. A new oil tank has also been installed. As such it is a wonderful house, beautifully presented, with lovely views and sunsets to the west. There are period cornices in the main reception rooms and bedrooms. Wrought iron gates open to a

gravelled drive leading up to a parking and turning area to the front and side of the house. A wooden front door opens to an entrance vestibule with a tiled floor and partially glazed door to the impressive hallway with a staircase to the first floor. Off the hallway are the main reception rooms. The dining room / sitting room is split by an arch and has a bay window with window shutters overlooking the garden and a shelved cupboard. The sitting room again has window shutters, a stone fireplace housing a wood burning stove and an alcove with log storage below. The well proportioned drawing room has a shelved cupboard, a wall light and a stone fireplace with a raised grate, while the

cloakroom has a picture rail, fitted cupboards and a separate WC with a pedestal washbasin. A lobby which leads through to the kitchen has an under stair cupboard and a wall light. The fabulous and fully fitted kitchen has wooden wall and floor units and worksurfaces with self closing drawers and display cupboards. Appliances include a four oven AGA, a NEFF dishwasher and a porcelain sink. There is also a centre island unit with Silestone worksurface, and a breakfast bar, as well as two pendant lights and a large patio door to the garden. An arch opens to the breakfast room with recessed shelves, feature stone wall, two wall lights and doors to the side of the house. Also off the kitchen is a useful



boot room with fitted cupboards and a partially glazed back door.

A pretty stone staircase with wooden handrail and balustrades leads to the first floor landing which is lit by a cupola. The principal bedroom has window shutters and seat, together with two wall lights and a dressing room. The spacious en suite bathroom has panelling to dado level, three wall lights, period freestanding bath, tiled shower cubicle with waterfall and body showers, two pedestal washbasins, WC and fitted shelves. Bedroom two and three both have en suite shower rooms with a tiled shower cubicle, washbasin and WC. Bedroom two also has window shutters and seat. Off the rear landing is a shelved linen cupboard, two

shelved storage cupboards, the laundry room which has plumbing for a washing machine and fitted shelves together with bedrooms four and five. Bedroom four has fitted wardrobes, while the shower room has panelling to dado level, a tiled shower cubicle, washbasin and WC.

Behind the house is a useful stone built range of outbuildings with a slate roof. This has been thoughtfully converted into a games room with a beamed ceiling, seven wall lights, wall seats and wooden flooring. Behind is a boiler room housing a Grant oil fired boiler, while the workshop / store has stone flag flooring. Both have power and light and there is a lean to log store and further log storage.

The gardens are a delight. To the side of the house and linked to the kitchen is a sheltered paved seating area with a wooden arbour and BBQ. Steps with raised planters, gravelled levels and wooden decking lead down to the main area of garden in front of the house. Here a lawn is enclosed and sheltered by trees and shrubs. A wooden bridge over a small burn leads to a further area of garden, again sheltered by trees. Behind the house is a wooded area with many fine beech trees.

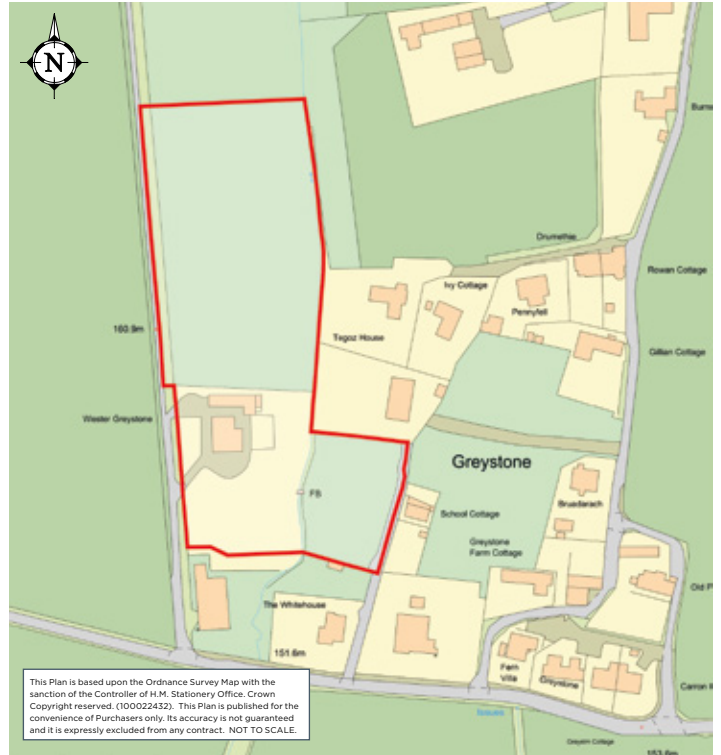
General Remarks

Viewing

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

Directions

If coming from the A90 (Dundee to Aberdeen dual carriageway) take the turning just to the south of Forfar, signposted Douglstown and Kirkbuddo on to the B9127 and follow signs for Kirkbuddo. Proceed for 4.9 miles, passing through Inverarity and Whigstreet. At the crossroads with the B978 continue straight over, signposted Carmyllie. After 1.1 miles turn left on to the B9128, signposted Forfar, and then turn immediately right signposted Greystone. Continue for a mile and at Greystone take the first turning on the left. Proceed past the church and the gates to the house will be seen on the right.



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From Dundee take the B978 at Claypotts Castle junction on the A92 (Dundee to Arbroath road), near Sainsbury's, bearing right after 0.5 miles, and proceed through Kellas and then Wellbank. Proceed a further 4 miles and then turn right onto the B9127, signposted Carmyllie and after 1.1 miles turn left on to the B9128 signposted Forfar and proceed as above.

From the north take the A933 from Brechin, signposted for Arbroath and some 0.8 miles after passing Friockheim turn right on to the B961, signposted for Redford and Newbigging. Continue for 4.6 miles, passing through Redford, and at the War Memorial turn right, signposted Greystone and Carmyllie Church. Proceed through Greystone and take the last turning on the right.

Outgoings
Angus Council tax band G.

Energy Performance Certificate
EPC rating = E.

Solicitors
Connell & Connell, 10 Dublin Street, Edinburgh, EH1 3PR.

Services
Mains water and electricity, private drainage. Oil fired central heating. Electric heating in the games room.

Fixtures and Fittings
Fitted carpets and light fittings are included. Window blinds, curtains and certain furnishings may be available by separate negotiation.

Access
There is a right of access in favour of Wester Greystone House over the roadway running past the former church. Part of the track which serves School Cottage is owned by Wester Greystone House.

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

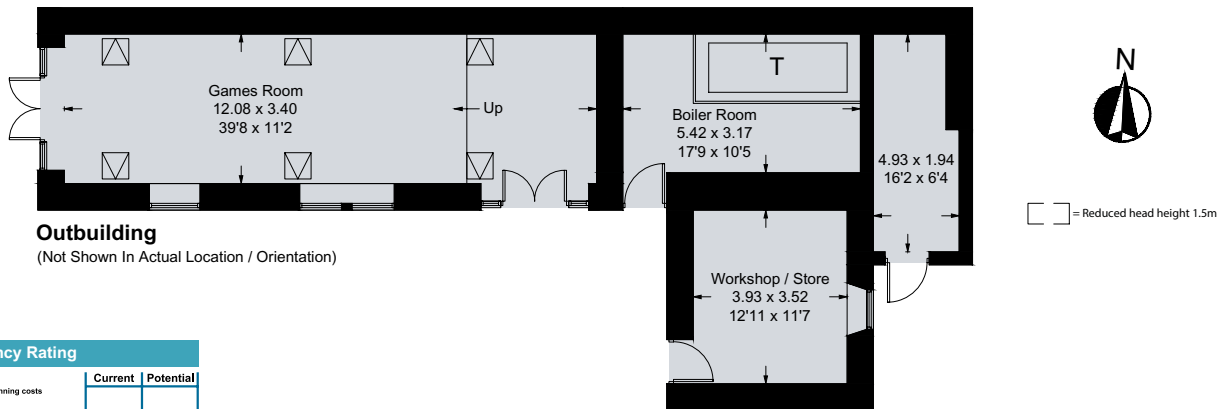
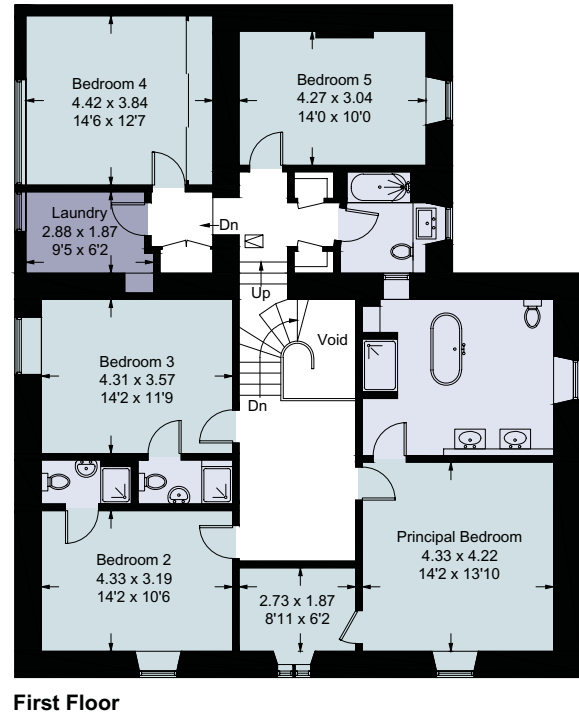
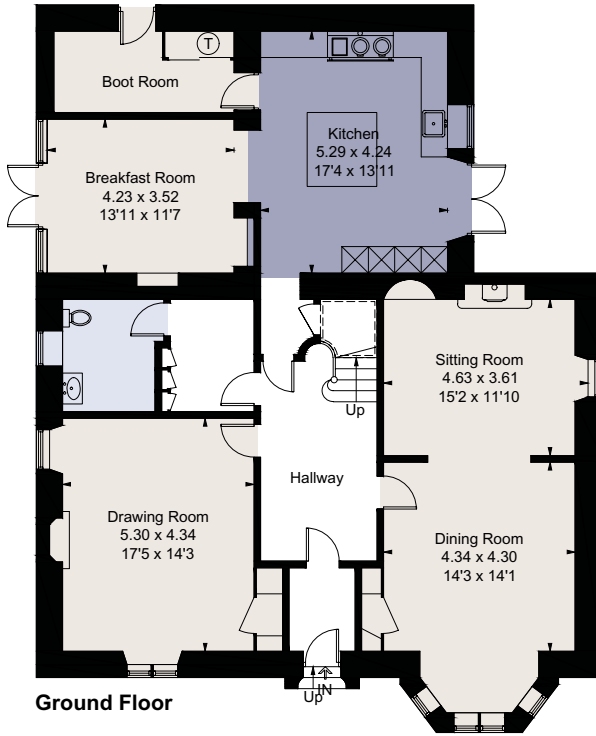
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

**Wester Greystone House, Greystone,
Carmyllie, by Arbroath, Angus, DD11 2RJ**
Gross internal area (approx) 300.8 sq m/3238 sq ft
Outbuildings 92.0 sq m/990 sq ft

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

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