



Country house with land

Willow Cottage, Cauldcots, by Arbroath, Angus, DD11 5RJ

Freehold





Modern country house with land and stables

Entrance vestibule • hallway • sitting room • open plan kitchen/ dining/sun room • utility room • WC • bedroom with en suite bathroom • three further bedrooms (one used as an office) • family bathroom

Integral double garage • paddock with field shelter • stable block • shed

About 1.67 acres

EPC rating = D

Arbroath 4.5 miles
 Montrose 8 miles
 Carnoustie 11 miles
 Forfar 14 miles
 Dundee 21 miles
 Aberdeen 48 miles

Situation

Willow Cottage is located some 4.5 miles north of Arbroath and

8 miles south of Montrose, just off the A92. It lies just some 2.5 miles inland of the Angus coastline and the southern end of Lunan Bay. An attractive and unspoilt part of Scotland, the county of Angus boasts sandy beaches, fertile farmland and lovely heather glens. Recreational activities in the

area include fishing on the River South Esk, golf on famous Links courses such as Carnoustie and Montrose, and walking in the hills and along the coast. There are leisure centres at Arbroath and Montrose. Lunan Bay is one of the finest beaches in Scotland, and a coastal walk links Lunan Bay to Arbroath, via Auchmithie. There are also good beaches at Montrose and St Cyrus. There are lots of opportunities for hacking and walking. Ethie Woods are close by.

The area is well located for Angus towns. Arbroath with its historic harbour, marina and abbey, is renowned for its "smokies". Montrose is another historic port and the basin is a

nature reserve. There is a primary school in the nearby village of Inverkeilor, with secondary schooling and shopping in Arbroath. Nearby private schooling is found at Lathallan (Johnshaven), and the High School of Dundee. The A92 and the A90, provide access to Aberdeen which has been much improved with the opening of the Western Peripheral Route. The A92 also links to Dundee which has an excellent range of shops and professional services, together with good leisure and renowned cultural facilities including the V&A museum. There is a railway station at Arbroath offering regular services to Aberdeen and to the south. There is an airport at Dundee with services



to London City. Aberdeen Airport has a wide range of domestic and European flights. There is a regular bus service from Arbroath to Montrose, with a stop on the main road.

Description

Willow Cottage is an attractive modern country house situated between Arbroath and Montrose, and inland from the Angus coastline. The house was built in 2002 by Peterkin Homes, who are an award winning and well known local company. The stable block was completed a year later. Built on what was the former station and goods yard of Cauldcots Station, which closed in 1930, the house has a dry dash finish and a tiled roof. It was built to a high level of

specification including oak veneered doors, quality wool carpeting throughout and Karndean flooring to the kitchen, dining, sunroom and utility areas, together with increased insulation levels and double glazing. All principal ground floor rooms have corniced ceilings. It is a spacious, light and comfortable house, which has been laid out for modern family living. The accommodation, which is well presented, is centred around a lovely open plan kitchen, dining and sunroom, which links to the garden. Off this is a spacious sitting room. Completing the downstairs accommodation is a useful utility room, a bedroom (currently used as a home office) and a WC. Upstairs are three

further bedrooms, the principal with an en-suite, and the other two bedrooms sharing a family bathroom. Outside are extensive mature gardens, a paddock with field shelter, stables, and an attached integral double garage. The property therefore will appeal to those with an equestrian interest and to those looking for space and outbuildings. Benefitting from high speed fibre broadband, wired directly into the property, it is well served for home working.

Wooden gates open to a sweeping gravelled drive which leads to the front of the house, garage and beyond to a turning space and parking to the side. Steps lead up to a front door

which opens to an entrance vestibule with a cupboard providing hanging space for coats. An inner partially glazed door opens to a well lit hallway, the staircase to first floor and a walk in understair cupboard. Arranged off the hallway, via further partially glazed doors, are the sitting room and kitchen, and via solid doors, the cloakroom / WC and the downstairs bedroom. The sitting room benefits from a feature stone fireplace with an electric fire, bay window and pocket glazed sliding doors to the open plan kitchen, dining and sun room. This provides ample space for both sitting and dining, while glazed French doors link to both the front and rear gardens. The fully fitted kitchen has wall and



floor units with tiled splashbacks and a sink. Fitted appliances include a Bloomberg dishwasher, four ring SMEG ceramic hob with NEFF extractor, and a NEFF double oven / grill. Doors link to both the hallway and the utility room. This too has fitted units with a sink, is plumbed for a washing machine, with space for a tumble dryer and houses the Warmflo oil fired boiler. The rear lobby has coat hooks and connects to the garage.

A staircase with wooden handrails and balustrades leads up to the first floor landing which provides access to the upstairs rooms, a shelved linen cupboard with hot water tank and a ceiling hatch which opens

in to the partially floored roof space. The principal bedroom has two sets of fitted wardrobes with mirrored doors and a generous partially tiled en-suite bathroom with corner bath, corner shower cubicle, washbasin with vanity unit and WC. The partially tiled family bathroom has a bath with shower over, pedestal washbasin and WC. Beyond are bedrooms three and four, with bedroom three having a fitted wardrobe, cupboards and bedside tables.

To the side of the house are paved seating areas which link via a curved pathway that provides disabled access to the kitchen and dining room and to the garden at the back. Here there are attractive flower and

shrub borders, together with a further paved patio area. Either side of the house are areas of lawn, while to the rear the wall of the old platform makes an interesting feature. There are fruit trees including apple, pear, plum and cherry, while beyond is a wooden stable block. This has water, power and light, and a concrete floor. It comprises three loose boxes, tack room and a hay store. To the side is a wooden garden shed (2.35 m x 1.8 m) and a greenhouse (1.7 m x 2.3 m). In front of the house is the paddock which has a field shelter (4.85 m x 4.85 m), while adjacent to the entrance is a timber framed and corrugated iron shed (5.45 m x 3.75 m) with a further loose box.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

If coming from the north on the A92 coast road, some 8 miles south of Montrose and some 1.6 miles after passing Inverkeilor, turn right just before the turning for Gilchorn, and proceed through the second gates signed Willow Cottage.

If coming from the south on the A92 head north from Arbroath and continue through Marywell and after a further 2 miles turn left, just after the turning for Gilchorn, and proceed as above.



Outgoings

Angus Council tax band E.

Energy Performance Certificate

EPC rating = D.

Solicitors

Connelly & Yeoman, 78 High Street, Arbroath, Angus, DD11 1HL

Services

Mains water and electricity, private drainage. Oil fired central heating.

Fixtures and Fittings

Fitted carpets and flooring, curtains and light fittings are included.

Access

The neighbouring property, Spring Garth, has a right of access over the first part of the drive. Network Rail have a right of access to the East Coast railway line. It is understood that this is for the purposes of inspection of the bridge and their railway line.

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.

Willow Cottage, Cauldcots, by Arbroath, Angus, DD11 5RJ

Gross internal area (approx) 199.6 sq m / 2148 sq ft
(Excluding Void / Including Garage)

Stables = 63.8 sq m / 687 sq ft

Ruaraidh Ogilvie

Savills Brechin

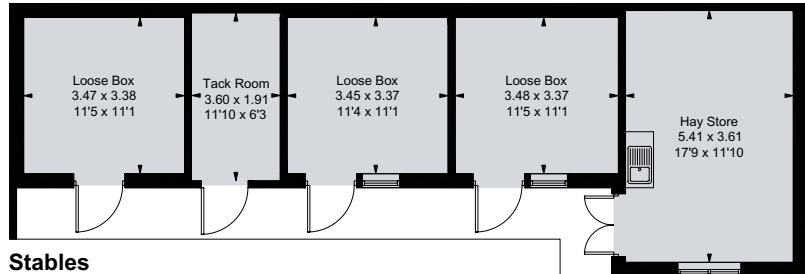
01356 628628

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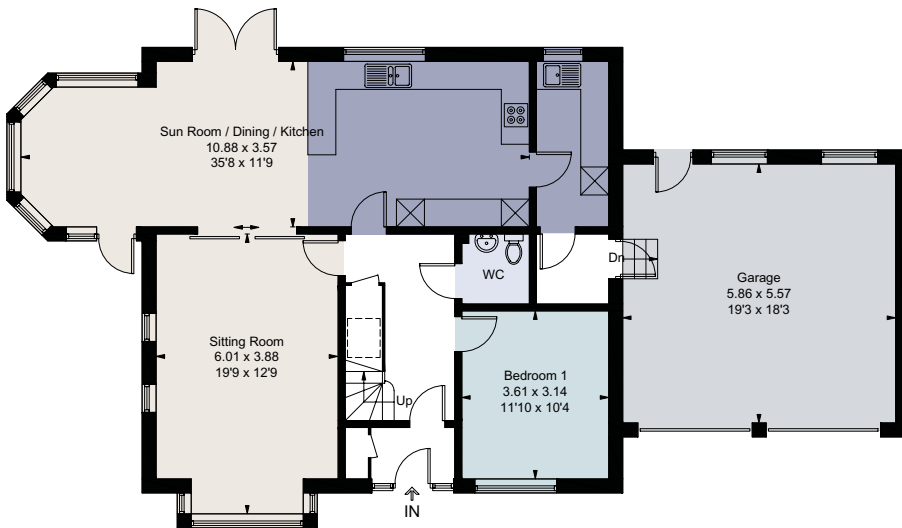
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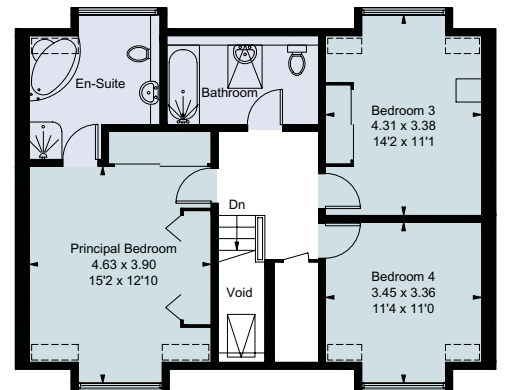


Stables
(Not Shown In Actual Location / Orientation)

☐ = Reduced head height 1.5m



Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	87

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