



**Hugely impressive modernised farmhouse with equestrian facilities**

Fonah Farmhouse, by Forfar, Angus, DD8 2SB

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Forfar: 4 miles

Arbroath: 12 miles

Montrose: 15 miles

Dundee: 17 miles

- Porch, entrance vestibule, hallway, sitting room, dining room, open plan living / kitchen / dining room, utility room, office, master bedroom with en suite, 3 further bedrooms, family bathroom, shower room. Leisure wing with exercise pool and shower room.
- Gardens with decking.
- Stable block, garage / workshop, ménage, paddocks and pond.
- In all about 2.9 acres.
- EPC rating = D



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## Situation

Fonah Farmhouse is situated amongst attractive, rolling Angus farmland within the Lunan Valley. Immediately to the north is Rescobie Loch and beyond is Turin Hill. The Angus coastline is only some ten miles to the east.

Angus is well known for its range of outdoor pursuits. Fishing can be taken on the North and South Esks and fly fishing is available locally at Rescobie Loch. The Angus Glens provide some of the best hill walking in eastern Scotland and winter sports are available in Glenshee. As well as a local golf course at Forfar, there are two courses at Letham Grange (Arbroath), whilst Carnoustie is within easy driving distance. Lunan Bay and St Cyrus (which is a nature reserve) feature extensive, sandy beaches, and north of Arbroath (which is the home of the famous Arbroath smokie) there are red sandstone cliffs. The nearby Balgavies Loch is also a nature reserve and there are numerous walks locally in Montreathmont Forest. In addition, the Murton Farm and Nature Reserve is located close by, as is Sinclair's Kitchen at Foresterseat, which is a well-known local restaurant.

Primary schooling is available in Letham (3 miles), where there are also a number of shops including a post office. A further primary school is situated in Aberlemno (5 miles). The local towns of Arbroath, Brechin and Forfar – the county town – provide more extensive shopping amenities together with secondary schooling, leisure centres and business facilities. Private schooling is available at Dundee High School, with a school bus from Forfar.

The A90 dual carriageway can be accessed easily from both Forfar and Brechin, and provides fast access south to Dundee, Perth and central Scotland, and north to Aberdeen. Journey times to Aberdeen will be greatly reduced with the opening of the new Aberdeen Western Peripheral Route. Both Dundee and Aberdeen provide all the services expected of major cities, while Perth, Edinburgh and Glasgow are also within reasonable driving distance. There are east coast mainline railway stations at Arbroath and Montrose, including a sleeper service. Aberdeen, Edinburgh and Glasgow airports all provide a range of domestic and international flights, and there are scheduled air services between Dundee and London Stansted.

## Description

Fonah Farmhouse has been tastefully, imaginatively and sympathetically renovated to create a stylish, modern house within the shell of a traditional farmhouse and today offers outstanding accommodation.

A hugely ambitious programme of works was undertaken, including the addition of the leisure wing which was completed in 2017. From 2013, the house has seen a programme of thorough renovation, including the creation of a magnificent open

plan kitchen and living room downstairs, together with an equally impressive master bedroom and en suite upstairs. Concurrently, the two additional upstairs bedrooms and family bathroom were reconfigured, the downstairs shower room was refurbished and a further bedroom created.

The house was fully repainted, insulation was added – including under floor insulation – rewiring was completed and triple glazed windows were installed. In addition a new, gas central heating system was installed, which is augmented by atmospheric wood burning stoves in the three living areas. Externally, a new stable block and a drained ménage were erected and the paddocks re-fenced.

Fonah Farmhouse is a property which has benefitted from substantial investment. It is an attractive, stone built house with a slate roof, and is believed to date from the mid nineteenth century. The house was extended around 1999, and in 2009 the front porch was added, linking the house to the garden. The new leisure wing has a timber cladding finish and box profile roofing. The house faces south over agricultural land and there are lovely views north over Rescobie Loch to Turin Hill. Given the range of improvements and the layout of the accommodation, the house is ideally suited both for modern family living and for entertaining. The outbuildings and the ménage also ensure that there is considerable equestrian appeal, while the stocked pond is a haven for wildlife.

Gates open onto a gravelled driveway which leads to a parking and turning area adjacent to the house. There is also a further gravelled parking area adjacent to the garage / workshop and next to the stable block.

Double opening front doors open to an entrance vestibule featuring a tiled floor, from which inner glazed doors lead to the hallway which has wooden flooring. Accessed from this hallway is an office with views to Turin Hill, a utility room with a back door, clothes pulley, tiled floor, fitted units and useful shelved storage cupboards. In addition, there is a downstairs bedroom with two wall lights and a tiled shower room with a steam shower, washbasin with vanity unit, a WC and underfloor heating.

Also from the hallway, double doors open through to the highly impressive open plan kitchen / living / dining room which also has wooden flooring. The living area has a fireplace housing a wood burning stove, and French doors lead to a decked area at the front of the house. The modern and bespoke fitted kitchen has tiled walls, fitted Douglas Wallace units, with a double sink, wooden worktops and soft closing drawers. The full height fridge and freezer are both integrated, as is the Baumatic dishwasher and the drinks fridge. The SMEG range cooker features seven gas burners, two ovens, grill and a hot drawer. In addition, there is a central island unit which includes a further sink. There is ample space for informal dining and an original part of the lathe



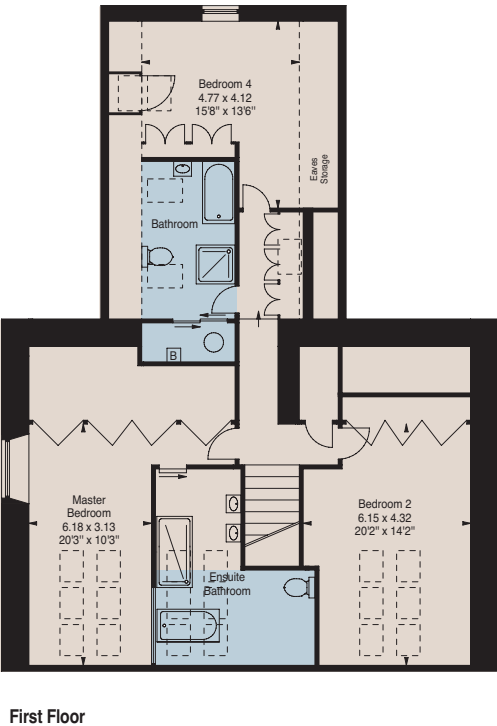
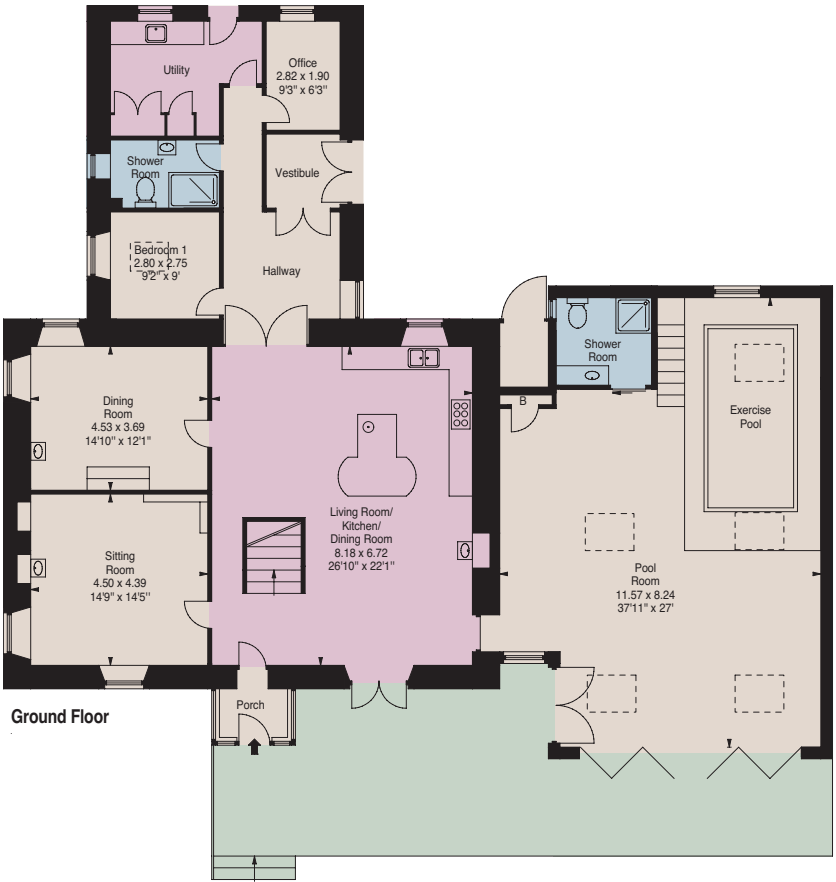
and plaster wall has been glazed to create a feature within the living / dining area.

The open plan kitchen / living/ dining room creates a central focus for the house. Off this is a porch with a tiled floor leading to the garden, a sitting room and a dining room, both of which have feature fireplaces with wood burning stoves. The dining room also includes two wall lights.

Beyond the kitchen /living/ dining room is the new leisure wing, which again is a most impressive and spacious room. This bright room houses an 11.55m x 8.25m exercise/spa pool and has room for a range of gym equipment as well as seating areas. Folding doors and French doors lead to the decked area,

**Approximate Gross Internal Floor Area:**  
**384.95 sq m (4143.7 sqft)**

For Identification Only. Not To Scale.



and to the garden. Adjacent to the pool is a useful loft storage cupboard, whilst a further cupboard houses an Alpa boiler. The leisure wing includes a dedicated shower room with a shower, washbasin with a vanity unit, WC and a tiled floor.

A new Douglas Fir open tread staircase with glass balustrades, leads from the open kitchen / living room to the first floor landing which is fitted with a range storage cupboards. The highly impressive master bedroom has exposed beams, full length Carbrio Velux windows, together with under eaves storage cupboards with folding doors. The striking master en suite is fully tiled and has a free-standing Phoenix spa bath, large shower cubicle, two washbasins with vanity unit and a WC.





Bedroom 3 also features exposed beams, fitted under eaves storage cupboards with folding doors and full length Velux windows with views to the south. The family bathroom is partially tiled and has a bath, shower cubicle, washbasin with vanity unit, WC and a cupboard housing a wall mounted CR Remeha boiler. Bedroom 4 has views over the pond to Turin Hill, and has fitted cupboards and wardrobes.

To the front is an enclosed garden with a greenhouse. The garden is linked to the house by the decking and is laid mainly to lawn with some mature trees. There are further areas of garden – lawn edged with a range of shrubs - at the back of the house, between the dual drives which lead to the house and the outbuildings.

Closest to the house is a timber built garage / workshop (13.4 m x 7.5 m) which has a concrete floor and incorporates two loose boxes and an open fronted field shelter. Next to this is a covered log store. Beyond is a wooden stable block (12.4 m x 5.8 m) which incorporates a feed store with sink, two loose boxes with auto drinkers and a covered area. In front there is a rubber and fibre surface ménage (14 m x 20 m approx.).

There are three fenced paddocks and a mature pond which is stocked with trout, and protected by a shelter belt of conifers.

## General Remarks

### Viewing

Strictly by appointment with Savills – 01356 628628.

### Directions

From the south take the A90 and proceed into Forfar. Then take the A932, signposted for Arbroath. The turning into Fonah Farmhouse will be seen on the right, some 1.5 miles after passing the Murton Farm and Nature Reserve.

From the north on the A90 turn off at Brechin and then take the A933 signposted for Arbroath. After some 7 miles, at Friockheim, turn right onto the A932 signposted to Forfar. The turning into Fonah Farmhouse will be seen on the left, some 0.8 miles after passing Baggavies Loch Wildlife Reserve. If coming from Arbroath take the A933 to Friockheim and proceed as above.

### Outgoings

Angus council tax band F.

### Energy Performance Certificate

EPC rating = D.

### Solicitors

Thorntons, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ.

## Services

Mains water and electricity, private drainage, propane gas central heating.

## Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

## Access

Fonah Farmhouse has a right of access over the first part of the drive.

## 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

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 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.

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