



# Intriguing conversion

**The Old Mill, by Meigle, Perthshire, PH12 8TJ**

Freehold







Intriguing conversion with extensive grounds

Dining room • sitting room • music room • library  
breakfasting kitchen • utility room • WC • bedroom with  
en suite shower room • three further bedrooms • bathroom  
Triple garage with attic room • two greenhouses • extensive  
gardens and grounds

About 3.4 acres • EPC rating = E

#### Distances

Alyth 5 miles, Blairgowrie 9  
miles, Kirriemuir 11 miles,  
Dundee 12 miles, Perth 18 miles

#### Situation

The Old Mill is situated midway  
between the villages of Meigle  
and Newtyle, close to the county  
boundary of Perthshire and  
Angus. Its postal address is in  
Perthshire but it lies just inside  
Angus so is ideally placed to  
benefit from the many

attractions that both counties  
have to offer. It lies in the heart  
of Strathmore, a fertile plain  
between the Sidlaw Hills to the  
south and the Angus Glens to  
the north, which is famed for its  
attractive scenery and  
productive farmland and for  
Glamis Castle, childhood home  
of the late Queen Mother.

The area also benefits from  
good travel connections to  
Perth, Dundee, Aberdeen and  
Edinburgh. The A94, at Meigle,

connects Perth with Forfar via  
Coupar Angus, while the B954  
runs south from Meigle and  
Newtyle towards Dundee. From  
Perth there are fast links to  
Edinburgh, Stirling and Glasgow.  
Forfar is on the A90 dual  
carriageway to Aberdeen.  
Dundee and Perth have mainline  
railway stations with regular  
services to the south including a  
sleeper. Edinburgh Airport is  
easily reached and has an  
excellent range of domestic and  
international flights and there  
are services from Dundee to  
London City.

The recreational facilities in  
the area are superb. There are  
three golf courses at Alyth,  
together with championship  
courses at Rosemount  
(Blairgowrie) Carnoustie and St  
Andrews. Close by fishing can

be taken on the Rivers Tay,  
Ericht and Isla. The nearby glens  
provide some of the best hill  
walking in eastern Scotland and  
skiing at Glenshee. Both Dundee  
and Perth provide all the  
services expected of major cities  
and have renowned cultural  
facilities, including the new V&A  
Museum in Dundee, and a  
concert hall in Perth.

There is a primary school and  
local shop in Meigle. There is a  
further primary school in  
Newtyle together with a well  
known butcher and post office /  
store. Secondary schooling is  
available in Kirriemuir and  
Blairgowrie, where together with  
Coupar Angus there is further  
local shopping. Private  
schooling is available locally at  
Dundee High School with a  
dedicated bus from Newtyle.





There is a bus service to Dundee at the end of the road.

#### Description

The Old Mill is a wonderful rural property. It is thought that there has been a building on the site since the time of Robert the Bruce, and an active mill for over 500 years. Listed Category B it is described as being a "cornmill, three storey, L plan . . . with turret kiln vent, outside wheelhouse". Converted into a fine house in the late 1980s it was bought by the sellers in 1991, who since added further areas of ground, including the site of a former station, which opened in 1861, initially known as Meigle Junction and then after 1876 it became known as Alyth Junction. It was used by the Queen and other members of

the Royal Family when visiting Glamis Castle. The line and station were closed in 1967.

It is a most attractive stone built three storey house, with a slate roof. The conversion works were carried out so as to be sympathetic with the building and its history. Many original mill workings remain in situ and are a feature, along with beamed ceilings in many of the rooms, and stone walls. The effect is characterful and intriguing. It is a wonderful family home, surrounded by its own gardens, beyond which is the former mill pond. Lying just outwith the property this is overlooked by the house and is a haven for wildlife. The sellers continued to make improvements. A garage with an attic room was built some 15 years ago. Within the

last five years the bathroom was refurbished and the boiler renewed. The gardens were considerably landscaped, and recent works included renewing the cedar mill wheel and upgrading the sluice gate.

The house is built on a sloping site with the middle floor also having access to the garden. A gate opens on to a short drive which leads down to a courtyard and continues on past the garage to parking to the side. Entrance doors off the courtyard, open into the dining room, kitchen and a side hallway. The kitchen also has a further entrance door to the gravelled parking. The well proportioned dining room has fitted bookshelves and a glazed door to a good sized breakfasting kitchen. This has

some original mill workings, together with stone flag flooring, two Belfast sinks, plumbing for a dishwasher, an alcove with a blue two oven AGA, fitted display shelves, ample space for informal dining and a wooden staircase to the middle floor. A side hallway with a double glazed entrance door leads to a useful utility room, which was the original mill kiln room, and has a Belfast sink, wooden worktops, plumbing for a washing machine, fitted shelves and a Worcester Greenstar Danesmoor boiler.

The landing on the middle floor has a door to the garden. The stunning sitting room has further mill workings, stone fireplace with a raised hearth and a wooden floor. An arch





leads to the library, previously used as a family room, with fitted bookshelves and wooden flooring. On the other side of the sitting room is a triple aspect music room with three wall lights, double glazed doors to the garden and a wooden floor. Also off the sitting room is a WC with washbasin.

Stairs continue to the upper floor. Bedroom one has a wooden floor, full length double glazed window overlooking the garden and pond, three wall lights, fitted hanging cupboard and a partially tiled en suite shower room with shower cubicle, washbasin and WC. Bedroom two, currently an office, has a fitted desk while bedroom three, presently used as a dressing room, has fitted wardrobes. The bathroom has a

bath with shower, pedestal washbasin, WC and cupboard housing a hot water tank. Bedroom four is a double aspect room.

Adjacent to the house is a wooden triple garage with a slate roof, concrete floor, power and light. Outside steps lead up to an attic room, which is plumbed and could be used as a playroom or an office, or for other uses, subject to any necessary consents. Behind are two greenhouses, one with power, light and automatic watering, together with a glass fronted shed.

The gardens are a delight, and are a combination of lawns, borders, wooded and grassed areas. Adjacent to the pond is a lawn with shrubs and trees. A mill lade runs down past the side

of the house and its mill wheel, again with shrubs and rose borders. Below this are sunken herbaceous borders, with a splendid array of plants, within what was the original station, with the former platforms making impressive raised and paved paths either side. Further features include a stone picnic table, stone seat, an arbour and fruit trees. Beyond are wooded areas with spring bulbs and paths, while two ornamental gates within a stone dyke open into a meadow, now with wildflowers, trees and a former vegetable garden. Plantings have included copper beech, oak, cedar and willow, while retaining an original line of lime trees.

### General Remarks Viewing

Strictly by appointment with Savills - 01356 628628.

### Directions

From Perth take the A94 through Coupar Angus to Meigle and then turn right on to the B954. Some 0.6 miles after leaving Meigle, and just after the crossing into Angus, turn left just past the Belmont Arms Hotel. Continue past the back of the hotel and the gate into The Old Mill will be seen on the left.

From Dundee take the A923 and then the B954 signposted for Meigle. Pass through Newtyle, and after one mile, turn right, immediately before the Belmont Arms Hotel, and proceed as above.





From Forfar on the A90 take the Glamis junction signposted for Coupar Angus (A94). Continue to Meigle and turn left just before the church, and then left again on to the B954 and continue as above.

#### Outgoings

Angus Council tax band F.

#### Energy Performance Certificate

EPC rating = E.

#### Solicitors

Jardine Donaldson, 80 Port Street, Stirling, FK8 2LR.

#### Services

Mains water and electricity, private drainage. Oil fired central heating (smart control). AGA provides hot water with immersion back up.

#### Fixtures and Fittings

Fitted carpets and light fittings are included. Certain curtains and some contents may be available by separate negotiation. The garden sculpture of the sea goddess is excluded.

#### Access

There is a right of access in favour of The Old Mill over the access road. Maintenance is on a user basis.

#### Environmental Stipulations

The Old Mill is Listed Category B.

#### Photographs

External photographs taken 2016. Aerial and internal photographs taken February 2021. Details prepared March 2021.

#### 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.

## The Old Mill, Meigle, Perthshire, PH12 8TJ

**Gross internal area (approx)** 301.3 sq m / 3243 sq ft

(Excluding Void)

**Outbuildings** 99.5 sq m / 1071 sq ft

(Excluding Void)

**Including Limited Use Area** (16.4 sq m / 176 sq ft)

**Ruaraidh Ogilvie**

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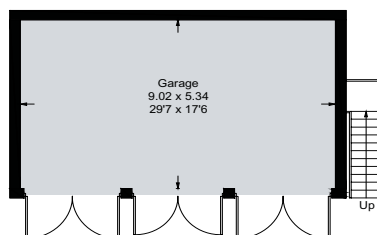


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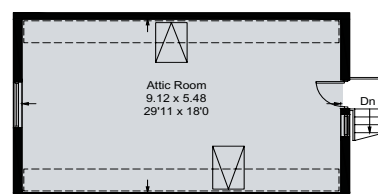
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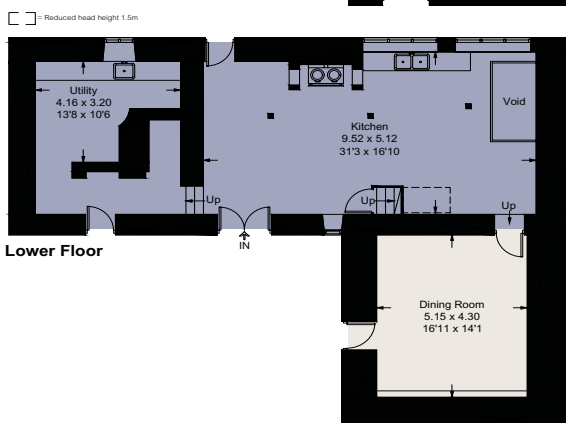
Middle Floor



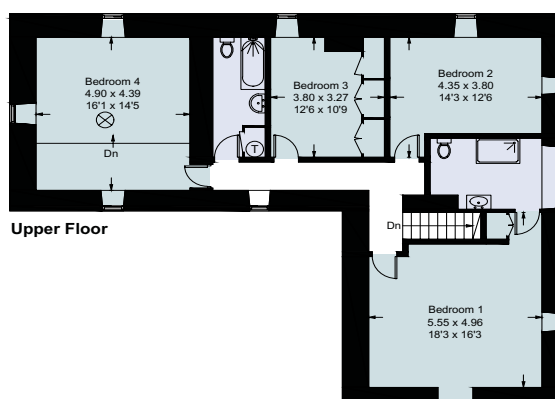
Outbuilding - Ground Floor



Outbuilding - First Floor



Lower Floor



Upper Floor



For identification only. Not to scale. © 21/03/01 SMCg

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