



Most attractive former manse on the edge of the village
The Beeches, Colliston, by Arbroath, Angus, DD11 3RR

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Arbroath: 3.5 miles

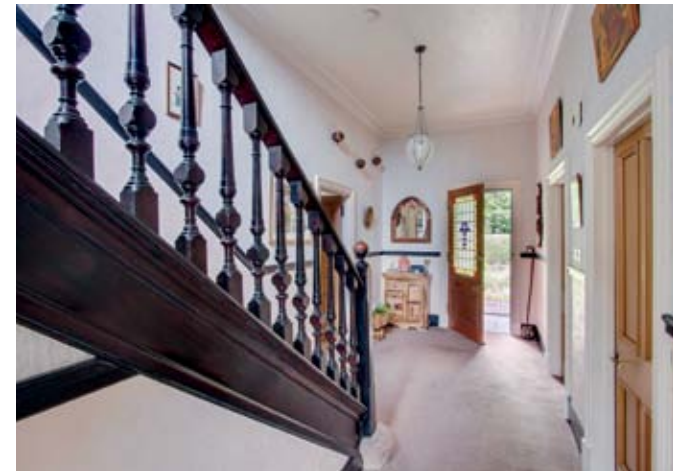
Dundee: 19 miles

Aberdeen: 50 miles

- entrance vestibule, hallway, family room, sitting room, dining room, kitchen, utility room
- 4 bedrooms, bathroom, shower room, attic room
- office, store and integral garage
- enclosed gardens with poly tunnel and greenhouses

About 0.38 acres

EPC rating = E



Solicitors

HBJ Gateley (Scotland) LLP

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Savills Brechin

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Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From Dundee and the south take the A92 to Arbroath. From Arbroath take the A933 towards Brechin and after passing through the village of Colliston, turn right signposted to Letham Grange. The Beeches will be seen on the left just after the church.

If coming from the north on the A90 (Aberdeen to Dundee) dual carriageway take the turning to Brechin and then take the A933, signposted to Arbroath. On entering Colliston, turn immediately left and proceed as above.

Situation

The Beeches is situated on the edge of the small village of Colliston which is some 3 miles inland of Arbroath. The surrounding countryside is rolling farmland whilst to the north lie the Angus Glens, which reach deep into the Grampian Mountains. The Angus coastline is close by.

Angus is well known for its range of outdoor pursuits. Fishing can be taken on the North and South Esks. The Angus Glens provide some of the best hill-walking in Eastern Scotland, together with ski-ing at Glenshee. There are two nearby golf courses at Letham Grange and Carnoustie is within easy driving distance. There is a well known sandy beach at Lunan Bay. In addition there are red sandstone cliffs north of Arbroath, home of the famous smokie. Locally there are opportunities for forest

walks in the nearby Montreathmont Forest and Balgavies Loch is a Nature Reserve.

There is a primary school in Colliston. The nearby town of Arbroath (with a regular bus service from Colliston) provides extensive shopping, together with secondary schooling, a leisure centre and business facilities. Private schooling in the area includes Lathallan (Johnshaven) and Dundee High School.

Arbroath has a train station which provides regular services to both the north and south, including a sleeper service to London. The A92 dual carriageway from Arbroath provides quick access to Dundee. Both Dundee and Aberdeen are within easy driving distance and provide all the facilities expected of major cities. Dundee airport has services to London Stansted, whilst Aberdeen has a good range of domestic and European flights.

Description

The Beeches was built as the manse for the neighbouring Colliston church. It is believed to be contemporary with the church which dates from the 1870s. As with all Church of Scotland manses it was built to a high standard with well proportioned and elegant rooms. It is a most attractive house built of stone, with a slate roof. Situated on the edge of the village there are good views north to the hills, and the house benefits from its own lovely gardens. It was acquired by the sellers in the late 1980's. At that stage they installed a damp proof course. Shortly afterwards they put in the stairs up to the large attic room and plans were drawn up, and consent granted (which has since lapsed) to convert the attic into further bedrooms and a bathroom. Double glazing was fitted

throughout the house, and the kitchen, bathroom and shower room were refurbished, whilst outside one of the outbuildings was converted into an office which has its own separate phone line, internet connection and an electric sub meter, so is ideally suited for working from home. Since 2010 the gable end wall has been re-pointed, the chimney in the family room has been relined and a new boiler has been installed. As such it is a well presented and well maintained house which still retains much of its original character and features and is ideal for both family living and for entertaining. Off the hallway there are three good sized reception rooms. At the back of the house and overlooking the garden is the kitchen which leads through to the utility room and adjoining shower room and also the garage. Upstairs are four good sized bedrooms with a bathroom and stairs on up to the attic room.

A wooden front door with glazed overlight opens to an entrance vestibule which has a cornice, tiled floor and an inner partially glazed (with leaded stained glass) door to the hallway. The hallway has a cornice, dado rail, staircase to first floor and a useful understair cupboard. Arranged off the hallway are the principal reception rooms. The family room has an ornamental cornice and centre rose, picture rail, bay window, fireplace with wooden mantel, tiled surround and gas fire, and high level skirting. The sitting room has a cornice, picture rail, window shutters and a fireplace with wooden mantel and gas fire. Behind is the dining room. This again has a cornice, picture rail and window shutters, together with a shelved press.

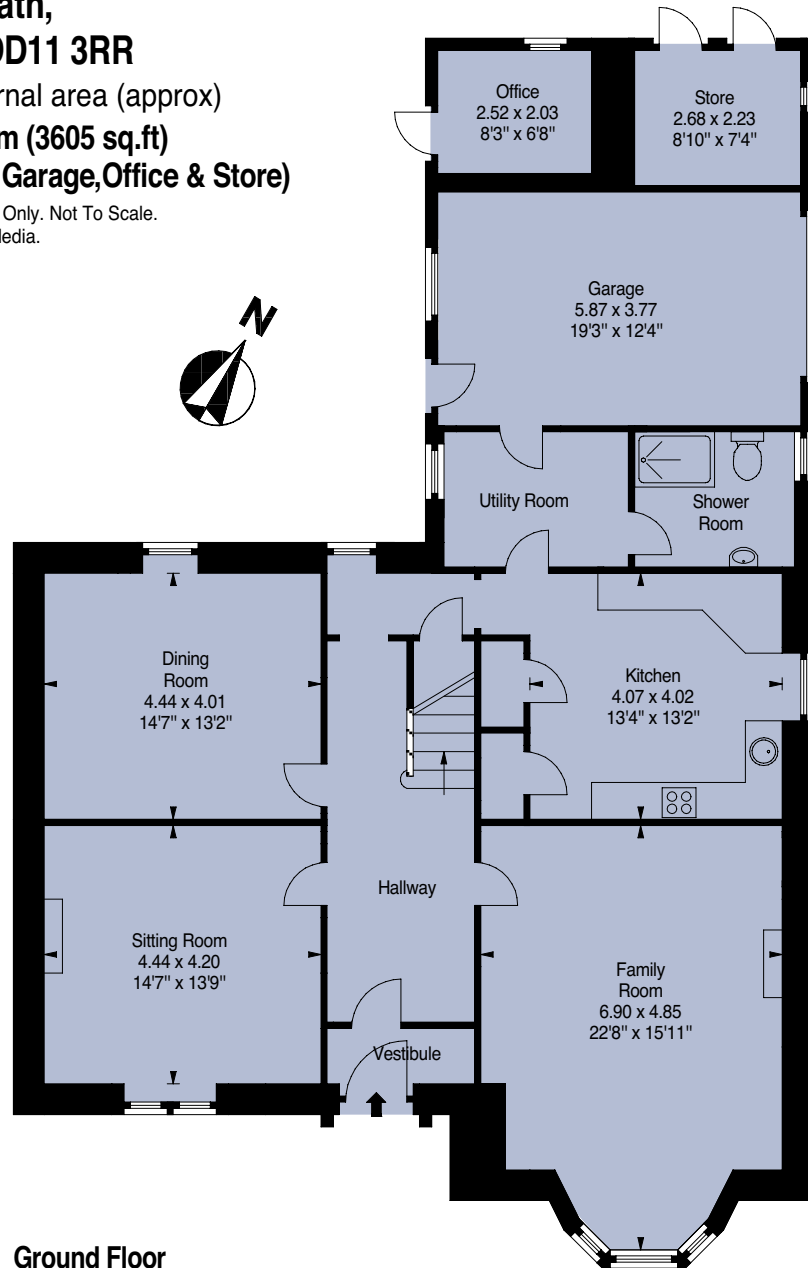
The hallway leads on through to the kitchen. This is fully fitted with wooden wall and base units with soft closing drawers



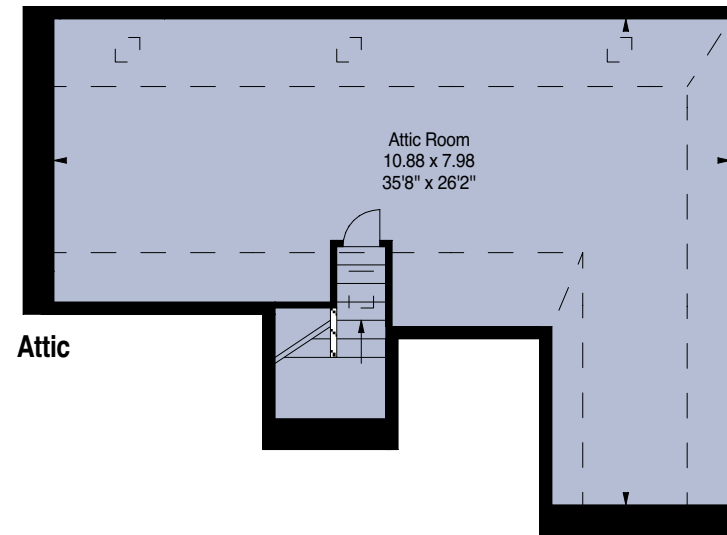
**The Beeches,
Colliston,
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Gross internal area (approx)
334.90 sq.m (3605 sq.ft)
(Including Garage, Office & Store)

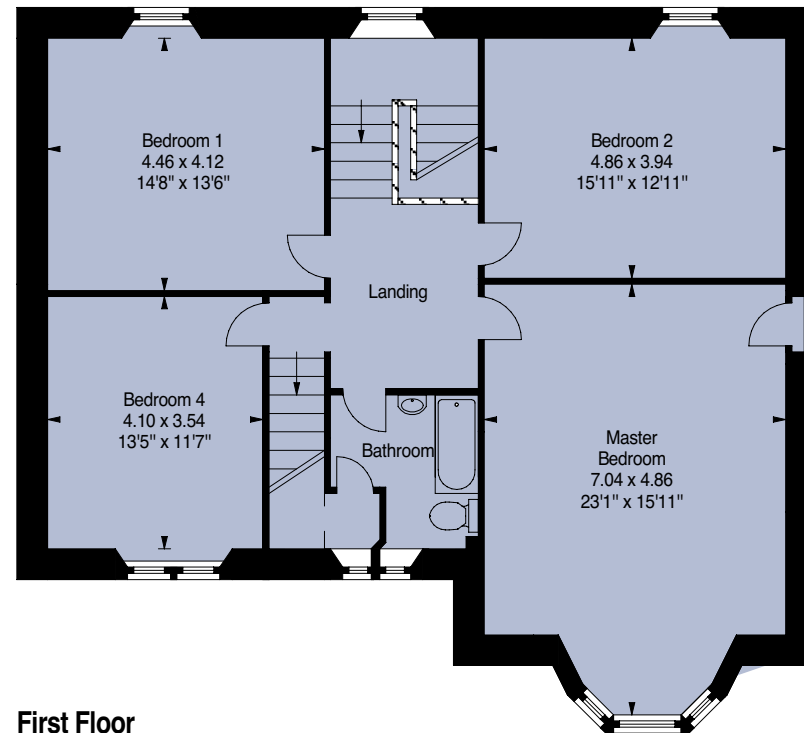
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Ground Floor



Attic



First Floor

and tiled splashbacks and incorporates a sink, plumbing for dishwasher, NEFF 4 ring gas hob with extractor and fitted NEFF double oven/grill. In addition there is a window seat and two shelved storage cupboards and a wall mounted Scottish Gas boiler. A door from the kitchen leads through to the utility room with fitted shelves and plumbing for a washing machine. Off this is the useful downstairs shower room which has a tiled shower cubicle, washbasin with vanity unit, WC and timber lined ceiling. Also accessed off the utility room is the garage.

The elegant staircase with a wooden handrail, balustrades and dado rail and which is lit by a large leaded window with views to the hills, leads up to the first floor landing, which again has a cornice and dado rail. Arranged off this are the bedrooms and bathroom. Bedrooms 1 and 2 have a cornice, picture rail, window shutters and views to the hills. The master bedroom has an ornate cornice, picture rail, bay window and a shelved press. The bathroom has a bath with shower and tiled surround, pedestal washbasin, WC, timber lined ceiling and a walk in understair cupboard. Bedroom 4 also has a cornice, picture rail and window shutters.

Stairs lead on up to a large attic room with coombed ceilings, Velux windows and undereaves hatches. This has in the past been used as a playroom but has considerable potential for further bedrooms and a bathroom, subject to any necessary consents.

At the back of the house is the integral garage. This has an up and over door, concrete floor and sink and a door out to the rear courtyard. This is paved and gravelled and is a sheltered sitting out area. Behind the garage is the office and a store with a stable door. There is a wooden garden shed and an area of garden with lawn, rockery and a vegetable patch.

The garden in front of the house has a hedge on two sides, paving, lawn and flower borders. There is tarred parking to the side.

The main part of the garden lies to the east of the house. This has an extensive lawn, flower and shrub borders, fruit trees, sheltered paved seating areas, wooden pergola with honeysuckle and clematis and a further wooden garden shed.

In addition there are composting bays, a polytunnel (13.7 m x 4.1 m) with a sprinkler system and two aluminium greenhouses (3.7 m x 2.5 m and 2.45 m x 1.85 m).



General Remarks

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC Rating = E.

Services

Mains water, gas and electricity. Private drainage.

Fixtures and Fittings

Fitted carpets and light fittings are included. Certain curtains may be available in addition.

Servitude Rights, Burdens and Wayleaves

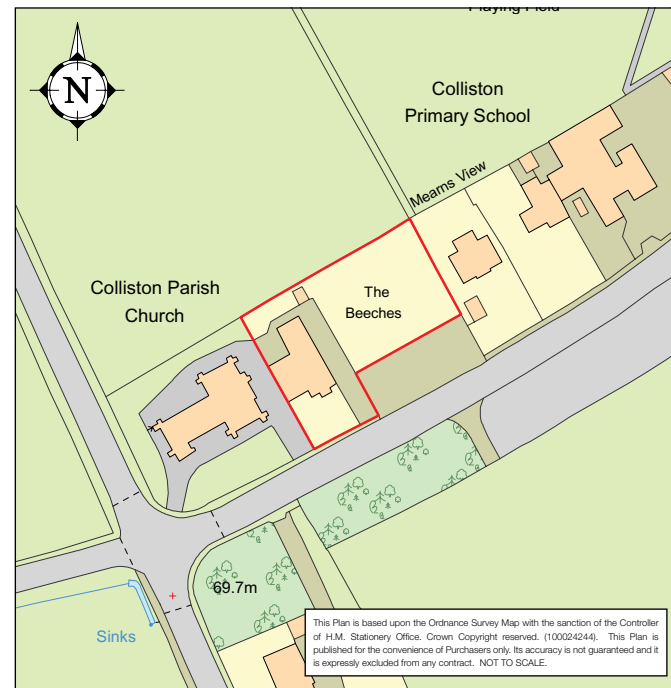
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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. Our Ref: DRO150701



