Imposing country house with separate annexe and extensive grounds
Castleton House, Glamis, by Forfar, Angus, DD8 1SJ

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Forfar: 8 miles
Dundee: 15 miles
Perth: 22 miles
Aberdeen: 60 miles
Edinburgh: 64 miles

Previously used as an award winning hotel and more latterly as a self catering retreat

- porch, hallway, drawing room, dining room, billiards room, sitting room, cloakroom, kitchen utility, larder/pantry, laundry, boiler room, two WCs, six en suite bedrooms
- attached cottage with living room, kitchen, en suite bedroom, two further bedrooms, bathroom
- garaging, stores and attic room
- gardens and wooded grounds
- paddock

In all about 8.48 acres

EPC = E
Viewing
Strictly by appointment with Savills – 01356 628628.

Directions
From Perth take the A94, passing through Coupar Angus and Meigle. Continue for another 3.5 miles and the turning into Castleton House will be seen on the left.

If coming from the north on the A90 (Aberdeen to Dundee dual carriageway) turn off at the Glamis junction on the Forfar bypass, and take the A94 signposted for Coupar Angus. Proceed past Glamis and after a further 3.5 miles the turning into Castleton House will be seen on the right.

If coming from Dundee head north on the A90 for some 5 miles and turn left onto the A928 signposted for Kirriemuir. At Glamis turn left onto the A94 and proceed as above.

Proceed up the tarred and rhododendron lined drive to the house.

Situation
Castleton House is situated within Strathmore, midway between Glamis and Meigle, and close to the county boundary of Angus and Perthshire. As such it is ideally placed for the many outdoor pursuits offered by both counties. Strathmore is a fertile plain which stretches west from Forfar towards Perth and lies between the Sidlaw Hills to the south and the Angus Glens to the north, with the Grampian mountains behind. Strathmore is famous for its beautiful scenery, productive farmland and for the nearby Glamis Castle, childhood home of the late Queen Mother.

Castleton House is extremely well located for both the A90 and the A94. The A94 links Forfar to Perth, while the A90 provides fast access south to Dundee, Perth and central Scotland, and north to Aberdeen. Both Dundee and Perth provide all the services expected of major cities, while Aberdeen and Edinburgh are also within reasonable driving distance. There is a railway station at Dundee, with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and European flights and there are direct services from Dundee to London Stansted and Amsterdam.

Locally there is a primary school at Glamis, which also has a village shop and well known pub. There is also a village shop in Meigle. Secondary schooling is available at the well respected Webster’s High in Kirriemuir, which also has a good range of local shops. Forfar, Alyth, Coupar Angus and Blairgowrie are all easily reached and provide further shopping, business and leisure facilities. Private schooling is available at the High School of Dundee. Craigclowan, Strathallan, St Leonards, Kilgraston and Glenalmond independent schools are also within reach. Dundee provides all the services expected of a major city and is an established centre of excellence in education and life sciences, and has renowned cultural facilities.

Both Angus and Perthshire are well known for outdoor pursuits. Fishing can be taken on the North and South Esks and loch fishing is available locally at Rescobie. The Angus Glens and Perthshire hills provide some of the best hill walking in eastern Scotland. As well as local golf courses at Forfar and Kirriemuir, the championship courses at Carnoustie and St Andrews are within easy driving distance. There is a pleasant sandy beach at Lunan Bay.

Description
Castleton House dates from 1902. However it has much older historical associations. The house is built on the site of a 12th century fortification. The site is surrounded on three sides by a deep defensive ditch and on the remaining side by a burn. The earthwork is believed to originate from medieval times, when the ditch would have been filled with water to form a defensive moat. Ancient spearheads and coins have been found in the area, which supports this theory.
Castleton House is a most attractive stone built mansion house, which sits within its own private, sheltered grounds. Built in 1902, for Sir Thomas Wedderspoon, the house was in private ownership until 1989 when it was converted into an award winning and prestigious country house hotel. Since 2010 the house has operated as an upmarket country house for self catering holiday lets. The website is www.castletoinglamis.co.uk. The house lies just off the A94, which connects Perth with the A90 at Forfar, but is well screened, so is also well suited as a private country house. It still retains its period features and character, with lovely cornicings, original fireplaces and panelled doors. Downstairs there are elegant reception rooms, and upstairs all the bedrooms have en suite facilities. The radiators were replaced in 2011, while in 2015 the roof and its large cupola, which spills light onto the staircase and hall, were renewed. A paved terrace, which links to the dining room, has been created out of the footprint of a former conservatory and has an eight person Jacuzzi hot tub.

The house sits within its own grounds, surrounded by the original wooded moat, which has lovely walks and provides privacy and shelter. The tarred drive leads up past the house to a parking sweep at the front. Here a wooden entrance door opens to the porch with cornice and tiled floor. An inner partially glazed door with side lights leads into an imposing hall with cornice and a staircase to the first floor with an understair cupboard. Arranged off the hall are the principal reception rooms. The elegant dining room has an ornate ceiling, picture rail, open fireplace with carved wooden mantel, partially glazed door to the terrace and a door to the kitchen. It was previously used as a cocktail bar and has a fitted bar with washbasin and shelves. Opposite is the drawing room, which is another fine room with ornate ceiling, picture rail, three wall lights, open fireplace with wooden mantel and bay window with window shutters. The snug again has an ornate cornice, picture rail, wall light, picture light and a fitted desk. Behind this is the billiards room which has a plaster ceiling with ornate cornice, picture rail, six wall lights, open fireplace with wooden mantel, panelling to dado level and French door to the garden. A cloakroom has two washbasins, two urinals and two separate WCs. There is also an adjacent WC with washbasin.

An inner lobby links back through to the hall, with a walk in understair cupboard, door to the back stair hall and door to the kitchen. This is fully fitted with wall and base units and
incorporates a Leisure cooker with grill, two ovens, five gas burners and commercial extractor, sink, dishwasher and central island unit with breakfast bar. It has the original servants’ bells and a partially glazed door to the terrace. Off this is the utility room with fitted units, washing machine and dryer and a door to the back stairs. The larder/pantry is partially tiled and has two deep stainless steel sinks, back door, WC with washbasin and separate WC and steps down to a store room with fitted shelves and cupboards and a walk in shelved cupboard.

Off the back stairs is a store room with fitted shelves and cupboards (previously used as a wine cellar), an understair cupboard and a rear entrance lobby.

An imposing wooden staircase, lit by a large cupola, leads up to the first floor landing which currently incorporates a fireproof screen and has cornicing, two walk in cupboards and a door to the back stairs. Arranged off the landing are the well appointed bedrooms, which all have cornicings. Bedroom 1 has a bay window and an arch through to a walk in hanging cupboard and to a partially tiled en suite bathroom with bath with shower, bidet, WC and washbasin. Bedroom 2 has a wall light, window shutters, fitted wardrobe and a partially tiled en suite bathroom with bath with shower, washbasin and WC. Bedroom 3 has two wall lights, fitted wardrobe and partially tiled en suite bathroom with bath with shower, washbasin and WC. Bedroom 4 has a wall light, fitted wardrobe and a partially tiled en suite bathroom with bath with shower, washbasin and WC. Bedroom 5 has a dressing room with a bay window, and a partially tiled en suite bathroom with bath with shower, bidet, washbasin and WC.
bedroom 6 has two wall lights, fitted wardrobe and a partially tiled en suite bathroom with bath with shower, washbasin and WC.

At the back of the house is a log store. The boiler room houses a Eurostar boiler, hot water tanks, Belfast sink, plumbing for washing machine, clothes pulley and door through to the laundry room which links through to the cottage.

The cottage comprises the rear wing of the house, and is currently used by the owners, but could easily be a self contained annexe with its own entrance. An entrance vestibule opens through to the hallway and has two wall lights. Arranged off this is bedroom 1 with fitted wardrobe and an en suite bathroom with bath with shower, washbasin, WC and a door back to the vestibule. The fitted kitchen has a Whirlpool oven, a four ring hob, sink, plumbing for a dishwasher and ample space for a breakfasting table. Bedroom 2 has a skylight and fitted wardrobe. The living room has a wooden mantel, fitted shelves and French doors which open to the garden. Beyond is bedroom 3, a shelved cupboard and a bathroom which has a bath with shower, washbasin, WC and a Velux roof light.

Beyond the cottage is a garage with folding doors, concrete floor and steps up to a floored loft, off which is an attic store room. Adjacent to the garage is a store, which was used as a gun room, and a sliding hatch to an oil tank.

Castleton House has lovely gardens and grounds. In front of the eastern elevation, and overlooked by the drawing room and billiards room, are flower and shrub borders.
Adjacent to the drive is an expansive lawn, enclosed by mature trees. On the other side of the house is the paved terrace, which provides a lovely outdoor entertaining area, linked to the dining room and kitchen, and which has a fitted Fornetto pizza oven and smoker and a hot tub. There is a further terrace off the cottage. Within the wooded grounds are a mass of spring bulbs and rhododendrons.

Beyond the burn is an orchard and a field. Within this is the old road bridge, which has a date stone of 1784. The field is currently divided up into three paddocks with top quality stock fencing and each paddock has a spring fed water trough.

**General Remarks**

**Energy Performance Certificate**

EPC rating = E

**Solicitors**

Brodies, 15 Atholl Crescent, Edinburgh, EH3 8HA.

**Services**

Mains water and electricity, private drainage, fire alarm, oil fired central heating with propane gas supply to fireplace in the billiards room and cooker in the kitchen.

**Fixtures and Fittings**

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

**The Feathers**

The owners own a property called The Feathers and will retain a right of access over the driveway. The Feathers is an attractive 3 bedroom house, which was built in 2005, and may be available by separate negotiation if required.

**Environmental Stipulations**

The motte is a Scheduled Ancient Monument, reference SM3554.

**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**

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