



**SPECTACULAR CONVERSION OF A FORMER CHURCH,
WITHIN THE CONVENIENTLY PLACED VILLAGE OF LETHAM**

THE STEEPLE, 10 THE SQUARE, LETHAM, ANGUS, DD8 2PZ



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Porch ♦ sitting room ♦ dining room/garden room ♦ open plan
dining kitchen/living room ♦ cloakroom and shower room
♦ utility room ♦ study/bedroom ♦ galleried landing/study area
♦ master bedroom with dressing area and en suite shower
room ♦ 2 further bedrooms (1 with en suite shower room)
♦ family bathroom ♦ large playroom with potential to create
further accommodation ♦ 3 attic tower rooms

Enclosed garden with two garden sheds

EPC rating = C

Forfar 5 miles, Arbroath 10 miles, Dundee 16 miles, Perth 37 miles,
Aberdeen 51 miles

Situation

The Steeple is situated just off The Square in the village of Letham, to the south east of the county town of Forfar. The setting beyond is pleasingly rural, featuring fields and countryside. Lying to the north of Letham is Dunnichen Hill, which is the reported site of the Battle of Nechtansmere in 685 AD. Nechtan was a Pictish King who defeated King Ecgrith of Northumbria, thus reclaiming this part of Scotland for the Picts. Letham, which is centrally located within Angus, dates from the 18th century, when it was established as a spinning and weaving community.

Letham is conveniently placed for the A90 dual carriageway and the principal Angus towns. Dundee is easily reached and the A90 provides fast access to Aberdeen and south towards Edinburgh. Letham is a well serviced village and provides local shopping including a chemist, craft shop, Costcutter, a Spar with a post office, baker, hairdresser and a hotel and a pub, together with primary schooling. There are good bus services to both Forfar and Arbroath. Secondary schooling, shopping, business and leisure facilities are found in Forfar. Private schooling is available at the High School of Dundee.

There is a golf course at Forfar, while the championship course at Carnoustie is easily reached. Fishing can be taken on the nearby North and South Esks. The Angus Glens provide some of the best hill walking in eastern Scotland, with skiing at Glenshee in winter.



There is a pleasant sandy beach at Lunan Bay between Montrose and Arbroath which is famous for its “smokies”. There are railway stations at Arbroath and Dundee with mainline services to Aberdeen and to the south, including a sleeper. Aberdeen and Edinburgh Airports provide a range of domestic and European flights and there are direct services from Dundee to London Stansted.

Description

The Steeple is believed to date from the early 19th century. The village itself was planned in 1788 as a textile village, by the improving laird, George Dempster, who owned the nearby Dunnichen Estate. John Gifford in *The Buildings of Scotland, Dundee and Angus* (Pevsner Architectural Guides), describes how the “Church off the Square” is “now a house. Built at the beginning of the C19 by James Hawkins, an advocate and heir to the Dunnichen Estate. . . with a tall and battlemented west tower. . . Rectangular windows in the sides of main block, the south very tall. . . At the top stage, a panel in each side, the west with a clock face. . . Discreet east extension of 2010.” After World War II the church was used as a joiner’s workshop. It was acquired by the sellers in 2007 who then set about an ambitious programme of restoration and renovation, which was completed in 2009.

The Steeple, with its prominent tower, now comprises an extremely interesting and well designed house, which has greatly enriched the original structure. With its large south facing church windows, it is a light and spacious home. The sitting room is overlooked by a galleried landing, and is linked through to the open plan dining kitchen and living room, and off this is the garden room/dining room. One bedroom, currently used as a study, is at ground floor level, with three further bedrooms at first floor level. Above this is the large playroom, which has considerable potential to create further accommodation, if required, subject to any necessary planning consents. As such The Steeple is ideal for entertaining and is also well laid out for modern family living.

A particular feature of the house is the use of oak beams by Gaeton Goubet, a renowned locally based craftsman who uses traditional methods, together with oak doors. The house also benefits from geothermal heating, a heat recovery system, two discreet solar panels, which together with a wood burning stove provide heating and hot water to a hygienic tank. There is underfloor heating at ground floor level, and radiators on the first and second floors. The works involved a complete renovation including re-roofing and stripping the property back to the walls. The house was extended in 2012 with the timber clad dining room. As such The Steeple is a contemporary house but within a traditional shell. It is fully double glazed.

A wooden entrance door opens to a porch with a tiled floor and an inner partially glazed door to the sitting room. This is an imposing room, overlooked by a galleried landing above, and has a tiled floor and double opening doors through to the living room/dining kitchen which also has a tiled floor. Here the seating area has a corner wood



burning stove, fitted desk and a hatch through to the dining room. The fitted kitchen has wooden wall and base units with wooden work tops and tiled splashbacks and which incorporates a Rangemaster cooker with five gas rings, hot plate, two ovens and grill, Franke sink unit, fitted NEFF dishwasher, fitted Liebherr fridge and freezer, SMEG microwave, together with an island unit with a breakfast bar. A wide opening leads through to the dining room or garden room. This has large sliding patio doors leading to the garden.

Also off the sitting room is the staircase to the first floor together with a cloakroom and shower room. Again this has a tiled floor, together with coat hooks and with a shower cubicle, WC and washbasin with vanity unit. Adjacent is the study/bedroom 1 and the utility room. This has a tiled floor, wooden units with tiled splashbacks incorporating a sink and plumbing for washing machine, together with a back door, clothes pulley, Terra geothermal controls and a hygienic water tank.

The wooden spiral stairs lead up to the first and second floors. The first floor landing overlooks the sitting room and has a wooden floor and a study area, storage cupboard and a shelved linen cupboard. Bedroom 2 has two built in wardrobes with folding doors, and an en suite shower room with Roca washbasin and WC with vanity unit. The family bathroom has a bath and a Roca washbasin and WC with vanity unit. Bedroom 3 also has two built in wardrobes with folding doors. The impressive master bedroom has a wooden floor, built in wardrobe with folding doors, and a walk in dressing area with fitted hanging rails and shelves which leads to the en suite shower room with two Roca washbasins and WC with vanity units.

The spiral staircase continues up to the second floor where there is a large playroom with oak beams and Velux roof lights. From the second floor a hatch with attic ladder leads up to a tower storage room (2.45 m x 2.50 m (approx), with hatches with attic ladders to two further similar attic tower store rooms above and access out onto the battlemented clock tower.

Outside there are gravelled parking areas to the front and side of the house. The enclosed garden mainly comprises a lawn, together with wooden decking which links to the dining room, raised vegetable borders and two wooden garden sheds.

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From Forfar take the B9128 signposted for Muirdrum and Carnoustie. After passing through Kingsmuir take the turning on the left signposted Dunnichen, Letham and Arbroath. Continue on this road for 1.8 miles passing through Dunnichen and then turn left signposted Letham. Proceed into Letham on West Hemming Street and at the crossroads continue straight over into The Square. At the end of the Square turn right and continue down the lane. The Steeple will be seen straight ahead.

Alternatively if coming from Arbroath or Brechin take the A933 to Friockheim, and then turn onto the A932, signposted for Forfar. After some 4 miles take the turning on the left signposted Letham. After 0.7 miles turn left again signposted Letham. Continue into the village and on reaching The Square turn left and proceed as above.

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC rating = C.

Solicitors

Shiells, 31a St David Street, Brechin, Angus, DD9 6EG.

Services

Mains water, electricity and drainage. Geo thermal heating supplemented by two solar panels.

Fixtures and Fittings

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

Environmental Stipulations

The Steeple is listed Category C.

Access

There is a right of access in favour of The Steeple over the lane, with maintenance being shared.

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.

FLOORPLANS

Gross internal area (approx):
349.30 sq.m (3760 sq.ft) (Including Eaves Storage)



Ground Floor

First Floor

Second Floor

Savills Brechin
12 Clerk Street, Brechin,
Angus DD9 6AE
brechin@savills.com
01356 628628

savills.co.uk

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