



Charming country property, at the foot of an Angus glen
Burnside Lodge, Glenprosen, by Kirriemuir, Angus, DD8 4NF

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Kirriemuir 6 miles
Forfar 9 miles
Dundee 23 miles
Perth 33 miles

- Considerable history and potential for multi-generational living, B&B or holiday letting
- Hallway, drawing room, dining room, sitting room, snug, sun room, conservatory, study / library, office, dining kitchen, further kitchen, utility, larder, 5 bedrooms, 2 bathrooms, shower room
- Extensive outbuildings and garaging
- Gardens and wooded grounds
- About 1.68 acres
- EPC rating = E



Savills Brechin

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

01356 628628

Situation and Historical Note

Burnside Lodge is situated close to the small village of Dykehead, at the foot of Glen Clova and Glen Prosen, just to the south of Tulloch Hill on which sits the Airlie Monument. Glen Clova and Glen Prosen are two of the most picturesque Angus Glens which reach deep into the Grampian Mountains. In *Discovering Angus and the Mearns* (John Donald Publishers Ltd 1997) I A N Henderson writes that "Prosen is still an unspoiled backwater... from Dykehead, and right at the start there is a quiet secluded woodland pool... as the road leads out to the woods it takes a sharp turn to the right and on the corner... there is a pillar. This is a memorial column in memory of Captain Scott the Antarctic explorer. Glen Prosen has always been a favourite glen for discriminating visitors... Amongst its more enlightened visitors were Scott and Wilson of South Pole fame. In 1910 and 1911 they visited Prosen as guests of the owner of the bungalow, at the entrance of the glen." This house was Burnside Lodge. The memorial, at Scott's View, has recently been renewed.

In *The Queen's Scotland, the Eastern Counties* (Hodder & Stoughton Ltd 1972) Nigel Tranter describes how the original memorial "was erected to commemorate the famous explorers Captain Robert Falcon Scott and Edward A Wilson. They had spent their holidays here, as guests of a London publisher." The owner of Burnside Lodge at that time was Mr Reginald Smith, who was J M Barrie's publisher. Dr Wilson had use of the cottage as he was employed to conduct a study into grouse. Thus it was here that Scott and Wilson met on a number of occasions, as may have J M Barrie, to plan the expedition, which ended in their deaths. The house featured in the film *Scott of the Antarctic* which starred John Mills. Glen Clova is flanked by mountains, described by Nigel Tranter as "steep, craggy and dominant with great scooped hanging corries ringed by cliffs". At the head of the glen is Glen Doll. The whole area is renowned for its rich diversity of flora and fauna and the upper part of these glens lie within the Cairngorms National Park.

Burnside Lodge is ideally situated for those who wish to enjoy the range of locally available outdoor pursuits. The spectacular scenery offers ample opportunity for walking and mountaineering. Jock's Road, a well known track through the hills to Braemar, begins at the foot of Glen Doll. There are further routes north to Loch Muick and through Glen Clova and Glen Prosen.

Fishing may be taken on the North and South Esks. Golf courses in the area include Kirriemuir, Alyth, and the famous Rosemount course at Blairgowrie. Other pursuits include loch fishing at Lintrathen, skiing at Glenshee in the winter months and riding,

which is available locally. Low and high ground shooting can be taken on local estates.

The area benefits from good communications to Perth, Dundee, Aberdeen and Edinburgh. The A90 dual carriageway is easily reached from Kirriemuir. Dundee has a mainline railway station with regular services to the north and south, including a sleeper service. Edinburgh Airport has a wide range of national and European flights and there are direct links from Dundee to London Stansted.

There is a primary school at Cortachy with secondary schooling at Webster's High School in Kirriemuir. Local shopping can be found in Kirriemuir and Forfar. Dundee and Perth provide all the services expected of major cities. The Drovers at Memus is a well known local pub and restaurant.

Description

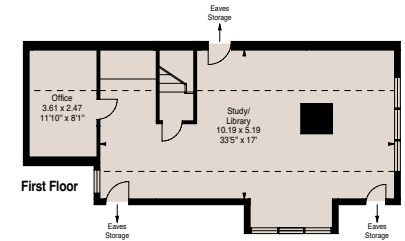
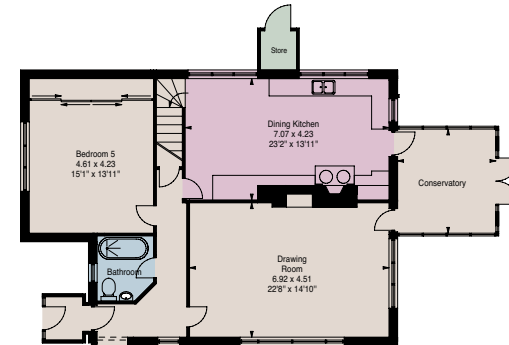
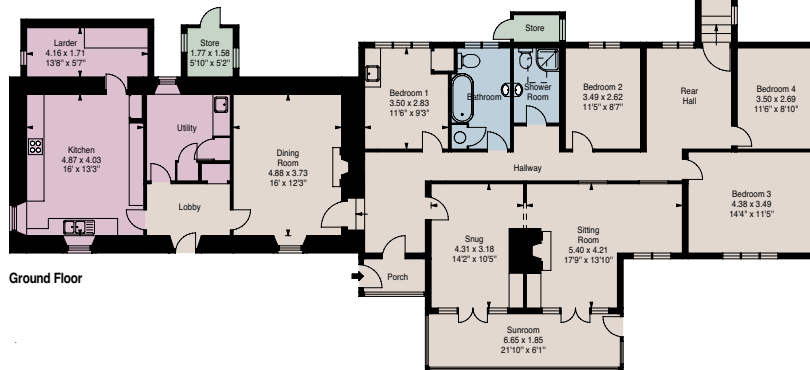
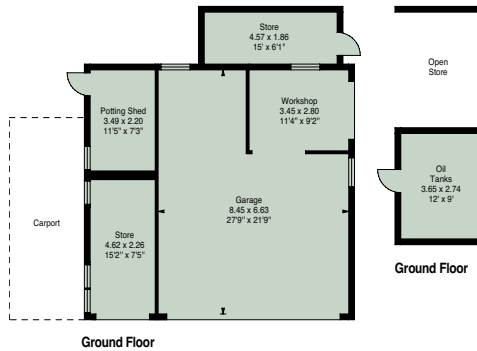
Burnside Lodge is a most attractive property, steeped in history, offering flexible accommodation and is beautifully situated at the foot of the glens. It is not remote, being only a short drive to the towns of Kirriemuir and Forfar. Originally a traditional stone built estate cottage, with a slate roof, it was extended in the early 1900s. This part of the house is timber built with a cedar shingle tiled roof. Much of this part is timber lined and has memorabilia commemorating the stay by Scott and Wilson and the bedrooms bear the names of expedition members. In the early 1970s the house was extended again, this time to the rear. This part of the house is harled with a slate roof. In 1997 the kitchen in the original section was refurbished. The current owners acquired Burnside Lodge in 2007 and have since undertaken considerable refurbishment and improvements, while ensuring that the character and sense of history in the original part of the house remains. The wing to the rear became their principal accommodation, with the original parts to the front being used as a "Retreat", with separate and self-contained but interlinking accommodation.

In 2008 a new conservatory was added onto the wing to the rear, a new kitchen was installed, and a study with office was created upstairs, thereby considerably enhancing this part of the house. At this time the bathroom was also refurbished and new windows and doors were fitted. The outbuildings were also upgraded and extended. More recently the drive has been re-tarred and the roof on the south elevation of the early 1900s section of the house, was renewed. New boilers have also been fitted, with separate systems for both the back and front of the house. Burnside is fully double glazed and with its layout, offers





Gross internal area (approx)
House: 400.34 sq.m (4309 sq.ft)
 (Including Stores)
 Gross internal area (approx)
Outbuildings: 106.46 sq.m (1146 sq.ft)



considerable flexibility, either as a family house with the option of multi generation living, or as a B&B, for which, given its history and location, there is considerable potential, or part or all of the property could be used for holiday lets.

Wrought iron gates, with a cattle grid, open onto a tarred drive which leads past the side of the house to parking areas to the rear, adjacent to the garaging. There are separate entrance doors to each section of the house. From the front a partially glazed door opens to a porch with an inner glazed door, with side lights, opening to the hallway. This has two wall lights and a plaque stating "Here is the house Captain Robert Falcon Scott and Dr Adrian Wilson spent six months planning their epic journey to the Antarctic. They reached the South Pole on 17th January 1912 and died together on the Great Ice Barrier March 1912". Off this is the snug which links through to the sitting room. Both

have a cornice, picture rail and fitted bookshelves with cupboard below. The snug also has two wall lights while the sitting room has a fireplace with a multi-fuel stove and two etched windows, designed by Bruce Walker, to the hallway. Both the snug and the sitting room have doors to the front sun room. The hallway also connects through to the original part of the house where there is a dining room with a fireplace, lobby with a separate entrance door and a utility room with a Belfast sink, plumbing for a washing machine, two storage cupboards and a WC. Beyond is a fully fitted kitchen with wooden wall and floor units with tiled splashbacks, sink, Belling cooker with halogen hob and a dresser, together with further shelves and a storage cupboard. Also off the hallway are four timber lined bedrooms, each featuring the names of expedition members – Scott, Bowers, Wilson and Evans. Bedroom 1 has a washbasin, while bedroom 3 has two

wall lights. In addition there is a partially tiled bathroom with a bath with shower attachment, washbasin, WC and cupboard housing a hot water tank, together with a shower room with shower, washbasin and WC. The rear hall has a wall light and a connecting door through to the newer wing.

The wing to the rear also has its own entrance porch with an inner glazed door to a hallway with wooden flooring and an under stair cupboard. The drawing room has a south facing picture window, stone walling with display shelves and an open fireplace with mantel, together with a partially glazed door to the conservatory. This has a tiled floor, with underfloor heating and French doors to decking and the garden. It also links to the dining kitchen which has wooden wall and floor units with wooden worktops, soft closing drawers, display cupboards together with a two oven Aga, double sink and plumbing for

washing machine or dishwasher, along with wooden flooring and ample space for dining and seating. Bedroom 5 has a cornice, washbasin with vanity unit and full length fitted wardrobes. The adjacent tiled bathroom has a bath, washbasin and WC. A staircase from the kitchen leads up to a study / library with fitted bookshelves, under eaves storage cupboards, picture window with lovely views to the east and south and with a circular window to the west. Off this is an office or store room.

To the rear of the house is a store housing a standby generator, a further store and a boiler shed housing a Grants oil fired boiler. Under the sun room is a cellar housing a further boiler. Behind the house is a greenhouse (3.6 m x 2.35 m) and adjacent to the drive are covered log stores. The wooden range of outbuildings has box profile roofing and includes a car port, store, potting shed, garage with automatic up and over door, workshop and a lean to store to the rear. Adjacent is a further range of wooden outbuildings with box profile roof which incorporates three covered oil tanks, open fronted shed and a lean to log shed.

Immediately in front and to the side of the house are the gardens. A paved terrace leads down to flower and shrub borders, lawn and a small pond. A sheltered gravelled seating area has a memorial sundial dedicated to "Dr Edward Adrian Wilson, Pioneer Polar Explorer and Man of Faith". This was designed by Bruce Walker who was also commissioned to create the new memorial at Scott's view. In addition there are hedges and trees, a summer house and raised decking adjacent to the conservatory. Behind the outbuildings is an area of woodland with some fine rhododendrons, fruit trees and a hen run, and which is enclosed by deer fencing.

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from Dundee head north on the A90 and then turn onto the A928 to Kirriemuir. Alternatively from Perth take the A94 to Glamis, via Coupar Angus, and then the A928 to Kirriemuir. From Kirriemuir take the B955, signposted to the Glens, north to Dykehead, and then bear left, signposted Prosen. The drive into Burnside Lodge will be seen on the right after 0.4 miles.

If coming from the north on the A90, some 6 miles south of Brechin, at Finavon, turn off onto the B957 signposted for Tannadice and Noranside. After passing through Tannadice turn right signposted Memus and Cortachy. After a mile continue

straight over the junction and then turn left signposted Memus and Kirriemuir. After 1.7 miles turn right signposted Memus and Cortachy. Continue for 3 miles, passing through Memus and Cortachy, and turn right signposted Dykehead, Prosen and Clova. After passing through Dykehead turn left and proceed as above.

Outgoings

Angus Council tax band G.

Energy Performance Certificate

EPC rating = E.

Solicitors

Garden Stirling Burnett, 121 High Street, Tranent, EH33 1LW.

Services

Mains water and electricity, private drainage, oil fired central heating (two systems).

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included. Certain Antarctic expedition memorabilia 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

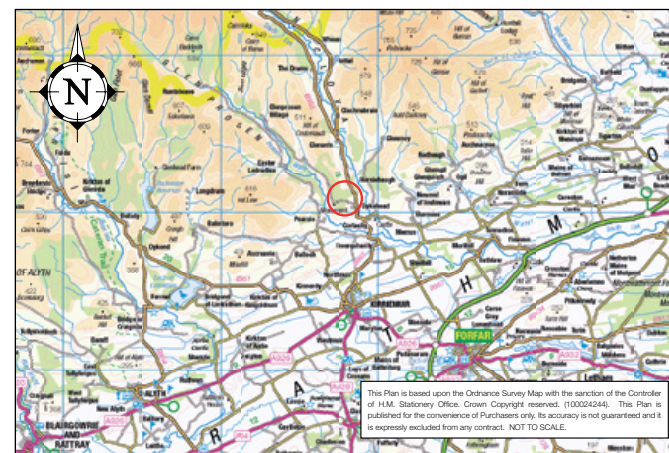
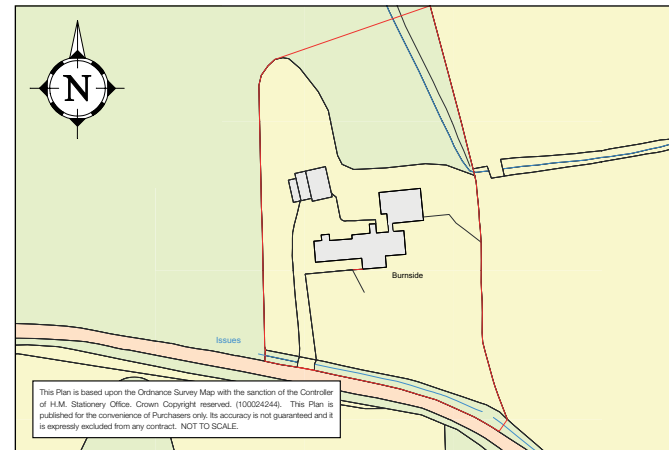
Vacant possession and entry will be given on completion.

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.
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Our Ref: DRO180515



