



Charming refurbished house

The Hollies, Barnhead, by Montrose, Angus, DD10 9LL

Freehold





Charming, recently extended and fully refurbished house, close to Montrose Basin

Entrance vestibule • hallway • sitting room • dining kitchen
utility room • study • 4 bedrooms (2 en suite) • bathroom

Double garage • lovely enclosed gardens

About 0.56 acres • EPC rating = C

Distances

Montrose 4 miles
Brechin 6 miles
Dundee 27 miles
Aberdeen 43 miles

Situation

The Hollies is situated just inland from the head of Montrose Basin, a surrounded tidal basin which is a renowned wildlife habitat and nature reserve. It is home to a fascinating variety of wildlife, particularly migratory birds, including duck and geese. The surrounding countryside is mainly rolling farmland. To the north and inland are the Angus Glens, reaching far into the Grampian Mountains and offering some of the finest hill walking in Scotland. The coastline around Montrose has fine, sandy beaches and red sandstone cliffs. As well as

Montrose there are popular beaches at Lunan Bay and St Cyrus, which is also a nature reserve.

There is a primary school in nearby Ferryden. Montrose, which is an historic port, offers primary and secondary education, a wide range of shopping, together with leisure facilities at the new sports centre and swimming pool. There is a school bus in Ferryden. Independent schools in the area include Lathallan (Johnshaven), the High School of Dundee and those in Aberdeen, with pupils catching trains from Montrose to either Aberdeen or Dundee. Golf courses in the area include Montrose, Edzell and the championship course at Carnoustie. Fishing can be taken on the nearby South and

North Esks, while sea fishing is also available locally.

The A92 coast road runs from Stonehaven to Dundee via Montrose and Arbroath, while inland the A90 dual carriageway runs north from Dundee to Aberdeen. The A90 is readily accessible at both Brechin and Stracathro. The cities of Aberdeen and Dundee are easily reached, and provide all the services expected of major centres. Journey times to Aberdeen and Aberdeen Airport have been greatly reduced with the opening of the Western Peripheral Route. Montrose is served by the East Coast railway line with regular services to Aberdeen and to the south, including a sleeper service to London. Aberdeen Airport has a range of domestic and European flights and there are services from Dundee to London Stansted.

Description

The Hollies is situated on the edge of the small hamlet of Barnhead, just inland from Montrose and its basin. It fronts onto open agricultural land and there are views from the garden and from upstairs to the Basin. It is a lovely area for bird watching,

particularly the magnificent skeins of geese in the winter months, flying overhead between the Basin and their feeding grounds inland. The Hollies was believed to have been the old school house, built by the local estate, in the 1850s. It is a most attractive stone built and harled house, with a slate roof, which sits within its own gardens with trees and shrubs providing privacy and shelter, but more open to the south allowing the views over fields and towards Rossie Moor. It was acquired by the sellers in 2008, who shortly afterwards embarked on an comprehensive programme of extending and refurbishment, while retaining the character of the original house. A new breakfasting kitchen with a utility room beyond was added, together with two bedrooms (one en suite) upstairs. At the same time the downstairs en suite and family bathroom were refurbished, new doors were fitted, the house was re-wired, re-decorated and re-carpeted throughout, and the central heating system was upgraded with a new boiler and radiators. As such is it a very well presented house.



Downstairs, off the hallway, is a well proportioned sitting room. Beyond this is an en suite bedroom, together with a study / inner hallway with access to the garden and a further bedroom and family bathroom. On the other side of the hallway is the well appointed dining kitchen and utility room. Upstairs are two further bedrooms, one with an en suite. Within the well kept gardens is a double garage with attached dog kennel or store and two greenhouses. It is a home that is beautifully laid out for modern family living, and which benefits from double glazing, underfloor heating in the kitchen and downstairs bathrooms, and oil fired central heating.

A short gravelled drive with stone gate piers opens onto hard standing parking and turning areas, adjacent to the garage, with paths leading to the house. A wooden front door with side lights opens to a vestibule with shelved cupboard and inner partially glazed door to the hallway which has a useful built in hanging and shelved coat cupboard. To one side of the hallway is the sitting room complete with a cornice, fireplace with stone surround,

brick hearth and a wood burning stove, together with recessed shelves and four wall lights. On the other side of the hallway is the dining kitchen. The fully fitted kitchen has tiled splashbacks, soft closing drawers and incorporates fitted Siemens appliances including a fridge, double oven / grill, dishwasher, four ring ceramic hob with extractor together with a sink. There is ample space for dining. Off this is the utility room which also has wall and floor units with tiled splashbacks and a Worcester oil fired boiler, Siemens washing machine and dryer and back door to the garden. Beyond the sitting room is bedroom one which has a fitted dressing table and wardrobes together with a tiled en suite bathroom which has a bath with shower, washbasin with vanity unit and a WC. Also off the sitting room is an inner hallway or study. This has a staircase to the first floor, together with a shelved cupboard, and a vestibule with a door to the garden. Bedroom two has built in hanging and shelved wardrobes, while the tiled bathroom has a bath with shower, pedestal washbasin and WC.

A wooden staircase leads up to the landing which has a useful shelved airing cupboard. Off this are bedrooms three and four with the latter having under eaves hanging and shelved cupboards, and a partially tiled en suite with a bath with shower, washbasin with vanity unit and WC.

There is an established and well laid out garden, surrounding the house. This is screened by trees, including some good oak trees, providing privacy and shelter. It mainly comprises lawns with rose beds and shrub borders. Next to the house is a paved seating area. Adjacent to the drive and parking / turning area is a block and stone built double garage with a slate roof and two electric up and over doors, together with a garden store, which was formerly a dog kennel with run. On the other side is a lean to greenhouse, and a further greenhouse. Beyond is a further area of garden with raised borders, fruit trees and composting bins.

General Remarks Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

From the north on the A90 (Aberdeen to Dundee dual carriageway) just after passing Stracathro Services, some 10 miles south of Laurencekirk, take the turning on the left signposted for Dun. Continue on this road, following signs for Dun, for about 4.6 miles and at the T junction turn right onto the A935 (Montrose / Brechin road) and then immediately left signposted Bridge of Dun. Continue on this road and at the T junction turn left, crossing over the South Esk and at the next T junction in Barnhead turn right. The entrance into The Hollies will be found on the left.

Or alternatively if coming from the north on the A90 continue down to Brechin. From Brechin take the A935, signposted for Montrose. After leaving Brechin continue for 2.7 miles and at Balwyll Cottages turn right, signposted Bridge of Dun. Continue for 1.6 miles, crossing over the River South Esk and proceed as above.

If coming from the south on the A90 turn off at Forfar, and then take the B9113 and then take the A934, signposted for Montrose. After some 14 miles turn left signposted Barnhead



and Bridge of Dun. After 1 mile the turning into The Hollies will be seen on the right, on entering Barnhead.

If coming from Montrose, take the A92 south, and after passing the Scottish Wildlife Visitor Centre, turn right onto the A934 signposted for Forfar. After 0.8 miles take the turning on the right signposted Barnhead and Bridge of Dun. Continue into Barnhead following the road round to the left and the turning into the Hollies is the last on the left.

Outgoings

Angus Council tax band D.

Energy Performance Certificate

EPC rating = C.

Solicitors

Blackadders, 30 & 34 Reform Street, Dundee, DD1 1RJ

Services

Mains water and electricity, private drainage. Oil fired central heating.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

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 Hollies, Barnhead

Gross internal area (approx) 199 sq m / 2,142 sq ft

Including Limited Use Area (17.1 sq m / 184 sq ft)

Garage 44.2 sq m / 476 sq ft

Total 243.2 sq m / 2,618 sq ft (Excluding Void)

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