



Striking period house with sea views

Dunninald Mains Farmhouse, by Montrose, Angus, DD10 9TD





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Hallway • dining room • sitting room • living room • office • kitchen • laundry • utility • store room • four bedrooms (1 en suite) • two bathrooms • former maid's room • enclosed courtyard with stores and garage • gardens • about 1.04 acres • EPC rating : E

Distances: Montrose 3 miles, Arbroath 11 miles, Dundee 27 miles, Aberdeen 42 miles

Situation

Dunninald Mains Farmhouse is situated to the south of Montrose and just to the north of the renowned beach at Lunan Bay. It enjoys lovely southerly views out over the sea. Montrose, which is an historic port, is located on the coast between Dundee and Aberdeen. Its basin is a land locked estuary at the mouth of the River South Esk, and is a well known nature reserve and wildlife centre. Lunan Bay is an award winning beach which is popular with surfers, dog walkers and horse riders. This part of the Angus coastline is mainly red sandstone with notable cliffs, rock features and sandy bays. There are attractive coastal walks from Montrose to Arbroath via Lunan Bay and Auchmithie. Sea fishing has long been associated with the area, especially in Arbroath, famous for its "smokies", as well as at Auchmithie and Usan.

The surrounding countryside is mainly rolling farmland, and inland are the Angus Glens which

form the foothills of the Grampian Mountains. As well as the beach at Lunan Bay, there are popular beaches at St Cyrus and Montrose. Salmon and sea trout fishing is available locally on the North and South Esks. There are golf courses at Montrose and Arbroath with the championship course at Carnoustie within easy driving distance.

There is a primary school in Ferryden, while Montrose offers both primary and secondary schooling, a wide range of shopping, together with leisure facilities at the new sports centre and new swimming pool. Independent schools in the area include Lathallan at Johnshaven, with a bus from Montrose, and the High School of Dundee and those in Aberdeen, with pupils catching trains from the local station to either Aberdeen or Dundee.

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 cities of Aberdeen and Dundee are easily reached, and provide all the services expected of major centres. 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. Journey times to Aberdeen and its airport have been much reduced with the opening of the Western Peripheral road.

Description

Dunninald Mains Farmhouse is a most attractive and fine house which was remodelled around 1800, based on plans by the architect Sir John Soane. It is part of the Dunninald Estate. Dunninald Castle was built, 1819 - 1823, as a gothic revival style mansion house. The farmhouse is the centrepiece of a group of buildings positioned across the minor public road from the castle, with the steading and stable buildings on either side, both of which have symmetrical south fronts. The farmhouse is of a similar symmetrical style and is harled with a slate roof, and has two single storey wings. The house, together with its principal rooms and bedrooms, faces south, making the most of its position and views to the sea.

The property has recently been let, but prior to that was being used as a family house by the owners. It still retains much character and many of its period features, including panelled doors and cornicings, and has considerable potential with its good sized and well-proportioned reception rooms and bedrooms.

Stone gate piers open onto a driveway which leads up to a gravelled sweep at the front of the house. A covered entrance with wooden front door with fanlight over opens to an entrance vestibule with wooden flooring and an inner partially glazed door to the hallway which has an understair cupboard. The hallway is T-shaped. Either side are the dining room and sitting room, both of which are lovely rooms. The dining room has a picture rail, bay window with shutters, wooden floor and a shelved press, while the sitting room also has a bay window with shutters, together with a shelved alcove and an open fireplace with wooden mantel. Off the eastern side hallway are two shelved cupboards, a walk in shelved cupboard and an office with its own entrance lobby together with window shutters and an open tiled fireplace. In addition there is a laundry with sink, plumbing for washing machine and two clothes pulleys; a bathroom with bath with shower, pedestal washbasin and WC; and a separate

cloakroom with washbasin. The hallway on the other side also has wooden flooring and leads to the living room, which is another fine room with picture rail, open tiled fireplace and a shelved alcove. It also gives access to a rear lobby with a back door to the courtyard and a utility room with two sinks, tiled floor, plumbing for a washing machine and built in hanging and shelved cupboards. Opposite is the kitchen with wall and floor units, two sinks, plumbing for a dishwasher, Miele four ring hob and double oven / grill, and a four oven AGA (cream). The kitchen also has a tiled floor, timber clad ceiling and a walk in larder with fitted units. Off the kitchen is a store room with stairs leading up to a former maid's room with original fireplace and two cupboards.

Stairs from the hallway lead up to the first floor landing. Bedroom one has a mantel, while bedroom two has good views, fitted wardrobes and a partially tiled en suite bathroom with bath, washbasin and WC. Bedroom three also has sea views, together with a mantel and washbasin. A side landing has fitted cupboards and leads to bedroom four and on to a further bathroom with bath with tiled surround, shower cubicle, washbasin, bidet and WC.

Off a courtyard to the rear are two stores, dog kennel with run and a garage housing a Worcester oil fired boiler and which has water, power and light.

The front garden is mainly down to lawn and enclosed by walls and hedges, and has a former summer house. The garden at the back is mainly down to grass.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

From the A92 Stonehaven to Arbroath road some 3 miles south of Montrose and 4 miles north of Inverkeilor turn towards the coast signposted Dunninald, Boddin and Usan. After 0.4 miles proceed straight over the crossroads, signposted Boddin and Usan. Continue for a further 0.7 miles and the drive into Dunninald Mains Farmhouse will be seen on the right.

Outgoings

Angus Council tax band G.

Energy Performance Certificate

EPC rating = E

Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.

Services

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

Fixtures and Fittings

Any fitted carpets, curtains and light fittings are included.

Access

A right of access in favour of Dunninald Mains Farmhouse will be granted over the farm road to the side gate at the front of the house.

Environmental Stipulations

Dunninald Mains Farmhouse is listed Category B, and it lies within the Dunninald Castle Garden and Designed Landscape.

Agents Note

We wish to inform prospective buyers of this property that the seller's daughter is an employee of Savills.

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.



Dunninald Mains Farmhouse, Montrose

Gross internal area (approx) 416 sq m / 4478 sq ft

Outbuildings 19.9 sq m / 214 sq ft

Garage 24.9 sq m / 268 sq ft

Total 460.8 sq m / 4960 sq ft

Including Limited Use Area (6.4 sq m / 69 sq ft)

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Ground Floor



First Floor



For identification only. Not to scale. © DRO190823

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