



# Charming house with sea views

The Old School House, Lunan, by Arbroath, Angus, DD11 4UX

Freehold







### Charming house with views over Lunan Bay

Sun room • living room • dining room • kitchen • inner hallway • 4 bedrooms • 2 shower rooms

Garden with summer house • paving and decking • Useful outbuildings.

EPC rating = E

#### SITUATION

The Old School House is situated in a lovely position, just inland from Lunan Bay which is an award winning beach on the Angus coast, and 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. As well as Lunan Bay, other popular beaches are found at Montrose and St Cyrus. There is an attractive coastal walk from Lunan Bay to Arbroath via 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 rolling fertile farmland and there are nature reserves at Montrose Basin and St Cyrus. Salmon and sea trout fishing is available locally on the North and South Esks. There are golf courses at

Montrose and Arbroath, together with the championship course at Carnoustie. There is a marina at Arbroath, while inland are the Angus glens.

The nearby village of Inverkeilor is just to the south, off the A92 coast road, and provides primary schooling. Gordon's at Inverkeilor is a well known and award winning restaurant. Secondary schooling is available at Montrose and Arbroath which both offer a full range of shopping, business and leisure facilities. Private schooling is found at Lathallan and Dundee High School.

Inverkeilor is within easy driving distance of both Dundee and Aberdeen which provide all the services expected of major centres. Dundee has renowned cultural facilities. There are train stations at Montrose and Arbroath with regular services to Aberdeen and to the south, including a sleeper. Aberdeen

Airport has a wide range of flights and there are services from Dundee to London Stansted. Journey times to Aberdeen and its airport have been much reduced by the new Western Peripheral Route.

#### DESCRIPTION

The Old School House has an elevated position with stunning views overlooking Lunan Bay. As the name suggests it was originally the school master's house, which dates from the 19th century. The school closed in the 1960s, and was also sometimes known as Hawkhill School. The adjoining Old School, is also now a house and is in separate ownership to the rear, and faces in a different direction. As such The Old School House enjoys uninterrupted views out to sea. It is situated off the old A92 coast road, which has now been by-passed with the creation of a new road which runs inland. As such it has no passing traffic.

The Old School House is an attractive stone built house with a slate roof and which benefits from double glazing and oil fired central heating and which still retains much of its original features and character. It was acquired by the sellers in 2014. Prior to that the kitchen had

been refurbished and landscaping works undertaken in the garden, which is very much designed to make the most of its position. Since 2014 a new outside combi-boiler has been installed and upstairs shower room has been refurbished. There are three reception rooms downstairs, together with a kitchen, bedroom and shower room, and the original hallway. Upstairs are three further bedrooms and an additional shower room. The reception rooms are interlinking, and the sun room and living room open out onto the garden. Off the dining room is the kitchen. As such the house is ideally arranged for family living and for entertaining, particularly given the paved areas and decking in the garden.

From the garden glazed doors open to the sun room, which looks out over the garden to the sea, and has a timber lined ceiling, tiled floor and an inner glazed door to the living room. This is another fine room with cornice, picture rail, electric fire with wooden mantel, wooden floor and French doors to garden decking. In addition there is a door to the inner hallway and glazed doors linking to the dining room. This again has a cornice and wooden









flooring, together with a cast iron fireplace with a wooden mantel and display shelves with a cupboard below. Beyond is the fully fitted kitchen with wall and floor units with soft closing drawers, sink and breakfast bar. Appliances include a Samsung American style fridge freezer with water and ice dispenser, De Longhi range style double oven cooker with five gas burners and extractor, Beko washing machine, Bosch dishwasher, Siemens microwave and a wall mounted Toshiba television. There is a walk in shelved cupboard, and a side porch with a partially glazed entrance door and a tiled floor.

The inner hallway has a cornice, stairs to the first floor and an understair cupboard. Off this is this the original entrance porch with a wooden cupboard and a door to the garden, while the shower room has a tiled shower cubicle, oval washbasin, WC and a tiled floor. Adjacent is bedroom one which has a cornice, built in hanging and shelved wardrobe, display shelves and a wall mounted Alba television. The staircase has wooden banisters and leads up to a landing with a cornice. Arranged off this are bedrooms two, three and four and a shower room. Bedroom two has a fitted

hanging and shelved cupboard, and recessed shelves with a cupboard below, while bedroom three has a shelved press. The shower room has a large shower cubicle, washbasin with vanity unit, WC and a tiled floor.

The garden in front of the house is enclosed and comprises paved seating areas, decking and a summer house (2.9 m x 2.9 m) with power and light. In addition there are gravelled areas, a raised paved seating area which links to the sun room and further decking to the side which opens on to the living room, together with raised vegetable borders, lawn and a wooden garden shed (3.35 m x 1.8 m). Adjacent to the entrance are block paved parking areas and the original brick and stone built outbuildings with a corrugated roof and including a stick shed (1.6 m x 3.1 m), open fronted shed (4.7 m x 2.85 m), former loos (2.6 m x 2.75 m) and a further open fronted store (5.5 m x 3.15 m).

#### **General Remarks**

**Viewing** Strictly by appointment with Savills - 01356 628628.

**Directions** From the A92 coast road some 5 miles south of

Montrose and 2 miles north of Inverkeilor, turn signposted Lunan. Proceed down the hill for 0.2 miles and at the T junction, turn right and the entrance into The Old School House is first on the left. Keep left, and proceed past the outbuildings.

**Outgoings** Angus Council tax band E.

**Energy Performance Certificate** EPC rating = E.

**Solicitors** Connelly & Yeoman, 78 High Street, Arbroath, Angus DD11 1HL

**Services** Mains water and electricity, private drainage, oil fired central heating, propane gas supply for cooker.

**Fixtures and Fittings** Carpets, curtains, blinds and light fittings are included.

**Access** The part of the drive between the adjacent property and the road is shared with the neighbouring house.

**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 Old School House, Lunan

**Gross internal area (approx)** 199.5 sq m / 2147 sq ft  
(Excluding Void)

**Including Limited Use Area** 3.7 sq m / 40 sq ft

**Ruaraidh Ogilvie**

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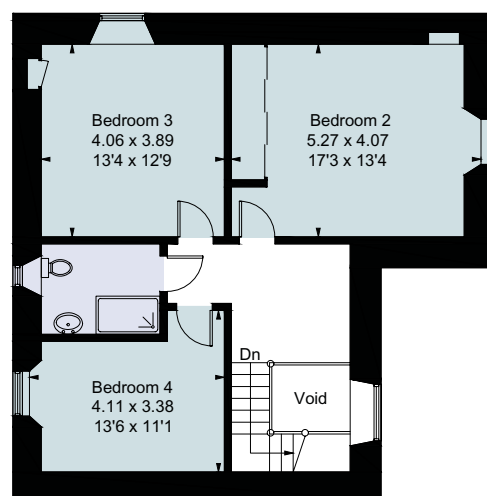


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Ground Floor



First Floor



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