



# House, equestrian facilities & land

3 Kirktonhill Holdings, Marykirk, by Laurencekirk, Kincardineshire, AB30 1XA







## Country house with extensive outbuildings, stables and paddocks

Currently used as DIY stables and livery, but with considerable potential for other uses

House with sun room • sitting room • dining room • kitchen office • 4 bedrooms • bathroom

Outbuildings including workshop • garage • hay and straw shed • 10 tack rooms • 17 stables • viewing room

Riding arena • 10 paddocks with field shelters • Wood

In all about 18.72 acres (7.58 ha)

EPC rating: D

### Distances

Laurencekirk (A90) 3.5 miles,  
Montrose 7 miles, Stonehaven  
18 miles, Aberdeen 33 miles,  
Dundee 35 miles

### SITUATION

3 Kirktonhill Holdings is situated in an elevated position, just to the northeast of the village of Marykirk, between Montrose and Laurencekirk. The River North Esk flows past the village and is the county boundary between Kincardineshire and Angus. There are lovely southerly views from the property, as it sits on the southern edge of the Hill of

Garvock. The nearby village of Marykirk provides a primary school and an hotel. Local shopping and services, as well as primary and secondary schooling together with leisure facilities in the new Mearns Community Campus, are found in Laurencekirk. Montrose also has extensive shopping and business services. Lathallan at Johnshaven is a well known local private school.

The nearby A90 dual carriageway provides fast and easy access north to Aberdeen and south to Dundee and on to Perth.

There are railway stations at Laurencekirk and Montrose offering east coast mainline services, including a sleeper. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London Stansted. Journey times to Aberdeen and Aberdeen Airport have been much reduced with the opening of the Aberdeen Western Peripheral route.

The area is well known for its wide range of outdoor pursuits. There is a renowned 18 hole golf course at Edzell and a leisure club within the Glenesk Hotel. Other courses in the area include Montrose, Auchenblae and Brechin. Salmon and sea trout fishing can be taken on the nearby North and South Esks, while the River Dee and Deeside are easily accessible over the scenic Cairn o'Mount road (B974). Nearby beaches are found at Lunan Bay, Montrose and St Cyrus, which is a nature reserve. The Angus glens offer some of the finest hill walking in eastern Scotland. There are lovely forest walks in Inglismaldie Forest. Balmakewan is a well known local farm shop and tea room.

### DESCRIPTION

No 3 Kirktonhill Holdings has been owned by the sellers since 1993. Since then they have built up a successful equestrian DIY stabling and livery business. However, with an attractive house, useful outbuildings and land, the property also has considerable potential for other uses, including simply as a fine family home. It is most attractively located, with lovely southerly views over the surrounding countryside, and is very convenient for commuting both north and south.

The house, which was until recently occupied by a member of the seller's family, was fully renovated and extended in the mid 1990s. In the late 1990s the garage, additional stables and the tack rooms were built, together with the riding arena. Further stables, along with the viewing room, which looks out over the riding arena, were added in the late 2000s. The straw and hay sheds are divided, thus currently allowing users of the stables to be self-sufficient, and therefore minimising the owner's involvement.

The property is approached by a farm track, which passes three other properties, including





No 8 Kirktonhill Holdings, which was recently built and is owned by the sellers. The house at No 3 Kirktonhill Holdings is an attractive harled and single storey house, with a slate roof, and block paved parking and turning areas. It is fully double glazed and benefits from oil fired central heating. It is screened by hedges, with the garden, mostly to the rear, being mainly gravelled, with paved seating areas, providing shelter and privacy, together with ease of maintenance.

Steps lead up to sliding patio doors which open onto the sun room with picture windows making the most of the views, and an arch linking through to the sitting room. This has a fireplace with mantel and gas fire, together with display shelves and a cupboard. Double opening doors lead through to the dining room, again with picture windows for the views, and a hatch to the kitchen. The fully fitted kitchen has wooden wall and floor units with soft closing drawers and tiled splashbacks and incorporates Ariston appliances including a double oven / grill, four ring ceramic hob, dishwasher, fitted fridge and freezer, together with

a sink, breakfast bar and shelved cupboard. Beyond is the rear porch which houses a Worcester oil fired boiler and is plumbed for a washing machine and has an entrance door with a covered entrance. Off the sitting room is a passageway which leads to the four bedrooms and an office. Bedroom one has fitted wardrobes, dressing table and bedside tables. Bedroom two and the office (which has also been used a child's bedroom) have built in shelved cupboards, as does bedroom three which also has a hanging wardrobe.

Opposite the house are the buildings, numbered as per the insert plan, which include:

1. Shed / Workshop - (5.00 m x 10.45 m), brick built and harled with a corrugated roof and concrete floor, together with a brick built lean-to store (2.9 m x 5.85 m) housing an air compressor, further lean-to (2.9 m x 2.25 m) with 2 WCs, washbasin, and a tack room (3.85 m (max) x 3.15 m (max).
2. Garage - (7.15 m x 6.7 m) brick built and harled with a corrugated roof, concrete floor and two up and over doors.

3. Hay & Straw Shed - (9.5 m x 12.5 m approx.), timber framed with box profile cladding and roof, concrete floor and divided into six smaller hay stores and straw shed.
4. Tack Room Block - block built and harled with box profile roofing, covered apron and a concrete floor and comprising a tea room with washbasin (3.6 m x 3.65 m) and ten tack rooms with feed bins (each 1.9 m x 3.7 m).
5. Stable Block - (3.65 m x 33.5 m approx.) stone and block built and harled with box profile roof, covered apron and divided into ten loose boxes with rubber mats and water troughs.
6. Viewing Room and New Stables - behind the stable block, block built and harled with a box profile roof, and comprising a viewing room (4 m x 3.05 m) with concrete floor and stables (4 m x 27 m approx.) with seven loose boxes with rubber mats.
7. Sand School - drained rubber and sand riding arena (35 m x 50 m approx.), which is floodlit.

The land is currently divided into ten paddocks with electric fencing, and accessed off a central track running out past the riding arena. Each paddock has a pony shelter, two of which are wooden and eight are either corrugated or box profile.

At the south-eastern edge of the property is a small wood, through which runs a burn.

#### **General Remarks Viewing**

Strictly by appointment with Savills - 01356 628628.

#### **Directions**

If coming from the north on the A90 dual carriageway at Laurencekirk turn onto the A937 signposted for Montrose and Arbroath. Continue on this road for 2.5 miles and then take the turning on the left. Proceed up the hill for 0.6 miles and then bear right at the left hand corner passing the farm steading and then turn right. No 3 Kirktonhill Holdings is the third house on the right.

If coming from the south on the A90 (Dundee to Aberdeen dual carriageway) some 3 miles north of Stracathro, turn onto the B974, signposted Marykirk. After 1.7 miles, in Marykirk, turn





right onto the A937 and then immediately left onto Kirktonhill Road signposted Marykirk Primary School. Proceed past the school for 0.8 miles and at the T junction turn right. Bear right at the left hand corner and proceed as above.

#### **Outgoings**

Aberdeenshire South. The rateable value for the stables is £10,750 but currently qualifies for small business relief with nil currently being paid. The house is council tax band B.

**Energy Performance Certificate**  
EPC rating = D

#### **Solicitors**

Thorntons  
53 East High Street  
Forfar  
Angus  
DD8 2EL

#### **Services**

Mains water, mains electricity, private drainage, propane gas for the fire in the sitting room.

#### **Fixtures and Fittings**

Fitted carpets, curtains, light fittings and the air compressor are included.

#### **Access**

There is a right of access in favour of No 3 Kirktonhill Holdings over the farm road.

#### **Agricultural Holding Number**

The property has an agricultural holding number – 470/0094.

#### **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.

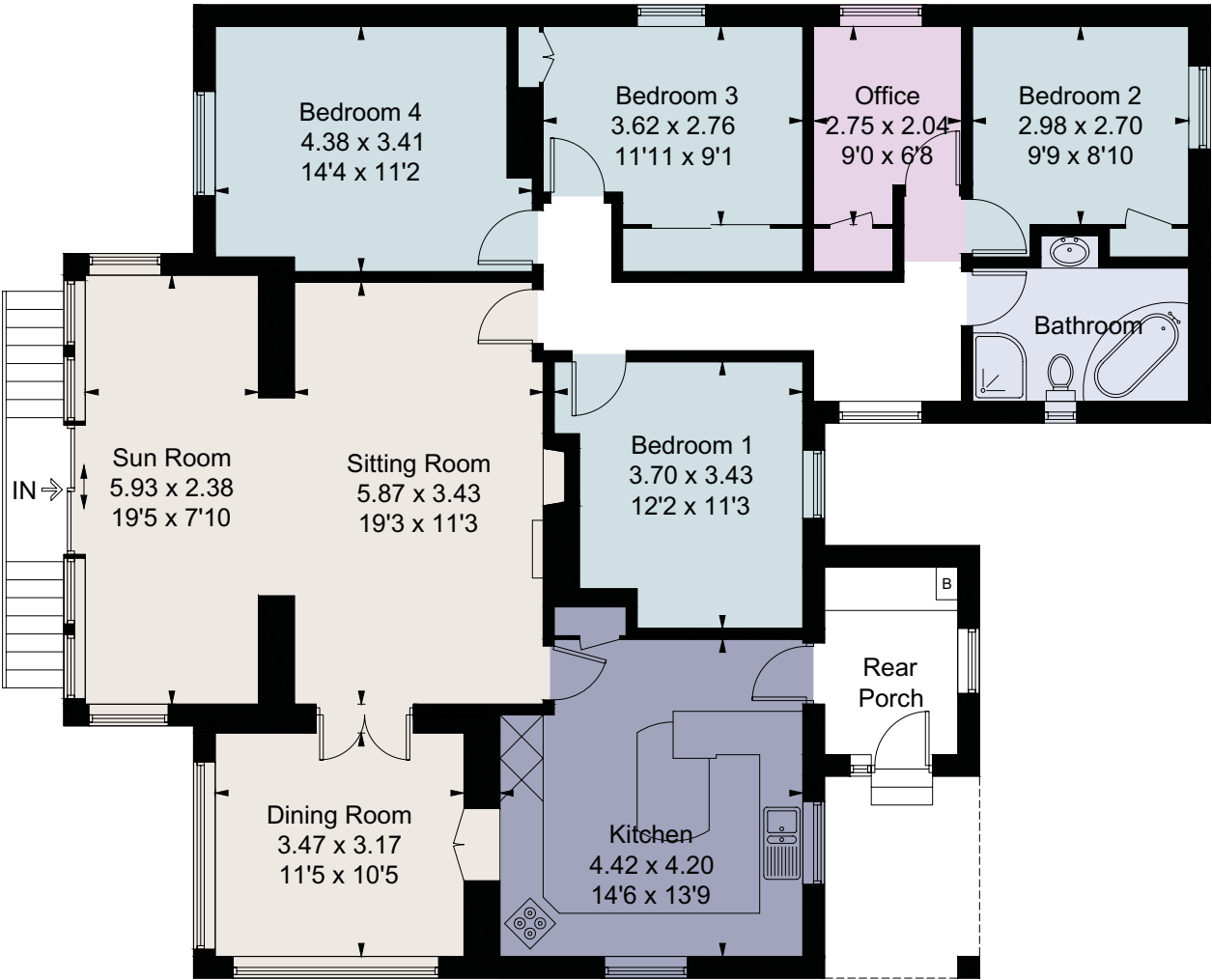
#### **Purchase Price**

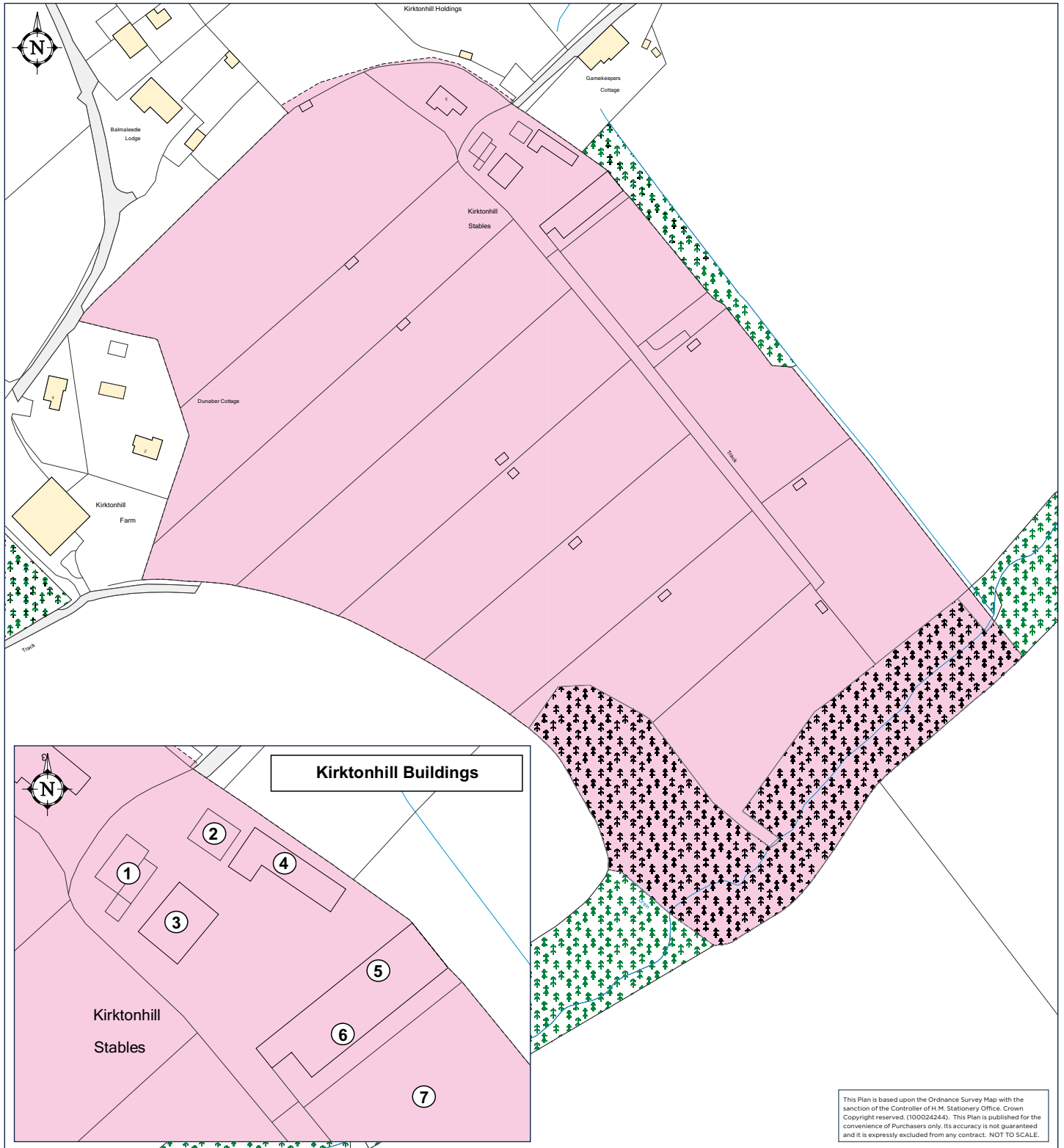
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents. Possession Vacant possession and entry will be given on completion.





**3 Kirktonhill Holdings**  
**Gross internal area (approx)** 151.3 sq m / 1629 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)





For identification only. Not to scale. © 15/10/19 SMCg

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