



**WELL APPOINTED AND PLEASANTLY LOCATED
FARMHOUSE WITH STEADING AND Paddock**

TOBEES FARMHOUSE, OATHLAW, BY FORFAR, ANGUS, DD8 3SB





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Sitting room ♦ living room ♦ dining kitchen ♦ study ♦ playroom
♦ utility room ♦ WC ♦ four double bedrooms (one en suite)
♦ bathroom ♦ shower room

Enclosed gardens ♦ paddock ♦ steading with potential

About 1.7 acres

EPC rating = C

A90 1.5 miles, Forfar 5 miles, Dundee 19 miles, Aberdeen 50 miles
(All distances are approximate)

Situation

Tobeess Farmhouse is pleasantly situated just to the south of the River South Esk. It is very conveniently placed for the A90 dual carriageway, allowing easy access to both Dundee and Aberdeen. It is also well located for the Angus towns including Forfar, Brechin, and Kirriemuir. The immediate surrounding countryside comprises rolling agricultural land. The Angus Glens, reaching into the Grampian mountains, are to the north, while to the south lies Finavon Hill.

There is a local primary school at Tannadice, with secondary schooling in Kirriemuir and Forfar. Shopping, business and banking services are found in Forfar, Brechin and Kirriemuir. Both Forfar and Brechin offer leisure facilities, each town having a new Community Campus. There are golf courses at Kirriemuir, Forfar and Brechin, with further courses at Alyth and the championship course at Carnoustie is within easy driving distance. Fishing can be taken on the nearby River South Esk while the Angus Glens provide some of the best hill walking in eastern Scotland, together with skiing at Glenshee in winter. There are pleasant sandy beaches at Lunan Bay and St Cyrus. The Drovers Inn at Memus is a well known local pub and restaurant and there is a hotel at Finavon, as well as a convenience store.

There are mainline railway stations at Montrose, Arbroath and Dundee, with regular services to Aberdeen and to the south, including a sleeper. Aberdeen Airport has a range of domestic and European flights. Edinburgh Airport is also within easy reach, 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 Route.

Description

Tobeess Farmhouse is an attractive and traditional house. It was a working farm until the 1980s and is well situated within an attractive area of Angus. The house is harled with a slate roof and was acquired by the sellers in 2011. The previous owners carried out improvements to the property that included refurbishing the utility room and study, renewing the kitchen and installing a wood burning stove in the sitting room. The sellers have continued to enhance the property, with the installation of solar panels and air source heating and the use of Icynene spray foam insulation to the external walls creating an energy efficient home. Internally an open plan room was divided to create an additional living room with a new wood burning stove. Most of the double glazing has been renewed and much of the ground floor has hardwood or slate tiled flooring. As such it is a property that lends itself well to modern family living and is a very desirable country home. The house has recently been used as a successful holiday letting business.



Adjacent to the house is a U shaped steading, with 3 phase electricity. There was previously planning consent in place to convert the steading into two dwellings and while this has since lapsed there is considerable potential for a variety of uses subject to obtaining any necessary planning consents. The buildings currently provide useful storage including stables and stores. The paddock lies on the other side of the house.

From the minor public road the drive leads between the house and steading and leads to a parking and turning area to the rear, adjacent to the integral garage.

A glazed front door opens to the impressive sitting room which has a beamed ceiling, fireplace with slate hearth and wood burning stove, built in shelved cupboard, staircase to the first floor and doors to the kitchen, playroom and living room. The cosy living room also has a beamed ceiling and fireplace with wooden mantel and a wood burning stove. The playroom links through to a lobby which has a walk in cupboard. The partially tiled shower room has a pedestal washbasin and WC. The well appointed dining / kitchen has a fully fitted kitchen with

tiled splashbacks with granite and marble worktops, soft closing drawers, sink and incorporates a two ring SMEG gas hob, Beko fridge, two oven oil fired Rayburn and a central island unit with Russell Hobbs freezer. The dining area has a shelved press and French doors to the garden. Beyond is the utility room which again has wooden units with timber worktops, tiled splashbacks and which include a sink, Bosch dishwasher, washing machine and dryer, together with display cupboards and the Daikin air source indoor unit and controls. French doors lead through to the study which has shelved cupboards. The rear hallway has an entrance door, and off this is a WC with washbasin and the integral garage which has an automatic roller door and wood and coal bunkers.

Upstairs are four bedrooms with the master bedroom having an en suite shower room with pedestal washbasin and WC. The partially tiled bathroom also has a pedestal washbasin, WC and cupboards, one housing the hot water tank.

Outside there is a timber framed and corrugated garage / store (4.45 m x 7.45 m). The enclosed back garden has a garden shed together with the





Daikin Altherma Air Source pump and an oil tank (for Rayburn cooker). The main garden is enclosed by hedging and is mainly down to lawn with some gravelled seating areas and flower borders. There is a lower paved seating area and a small orchard with pear, apple and plum trees.

The paddock is enclosed by fencing and hedges. Within this is a 16 ground mounted 4kW solar panel system.

Across from the house is the attractive stone built steading range comprising stables (4.3 m x 6.6 m) with two loose boxes, barn (4.50 m x 20.8 m) incorporating former grain bins now used as an inner room. In addition there is a brick built store (3.95 m x 12 m) with steps up to a former hay loft. There are further stables (8.55 m x 4.25 m and 2.95 m x 4.55m) with three loose boxes and a former forge, now a store (4.3 m x 6.3 m). In front of the steading are further grassed areas.

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the south on the A90, some 3½ miles north of the Kirriemuir junction at Forfar, turn left signposted Bogindollo, Oathlaw, Justinhaugh and Memus. Continue straight on this road for 1.3 miles and turn right onto an unsignposted road. Tobees Farmhouse will be seen on the left after 0.2 miles.

If coming from the north on the A90, some 2 miles south of Finavon turn right signposted Bogindollo, Oathlaw, Justinhaugh and Memus and proceed as above.

Outgoings

Angus Council. As Tobees Farmhouse has been used for holiday lets it is currently assessed for business rates. The rateable value is £3600, but it currently qualifies for small business relief.

Energy Performance Certificate

EPC rating = C.

Solicitors

Ledingham Chalmers, Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA.

Services

Mains water, electricity and private drainage. Air source heating and 16 solar panels which offset running costs and generate an additional income. Oil fired Rayburn and propane gas hob in kitchen.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included. Certain furnishings may be available by separate negotiation.

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.

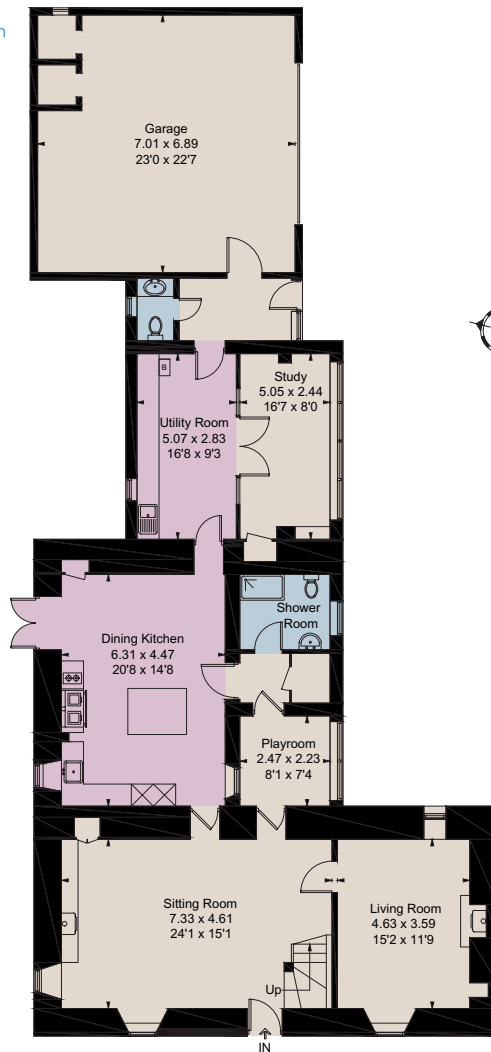
Purchase Price

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.

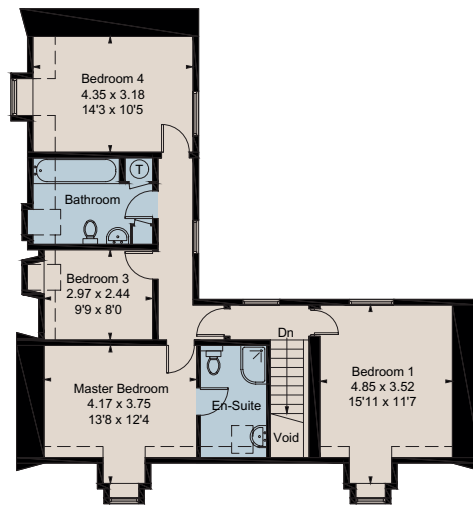


Gross internal area (approx):
228.5 sq m / 2459 sq ft
Garage = 49.0 sq m / 527 sq ft
Total = 277.5 sq m / 2986 sq ft
Including Limited Use Area
(9.3 sq m / 100 sq ft)

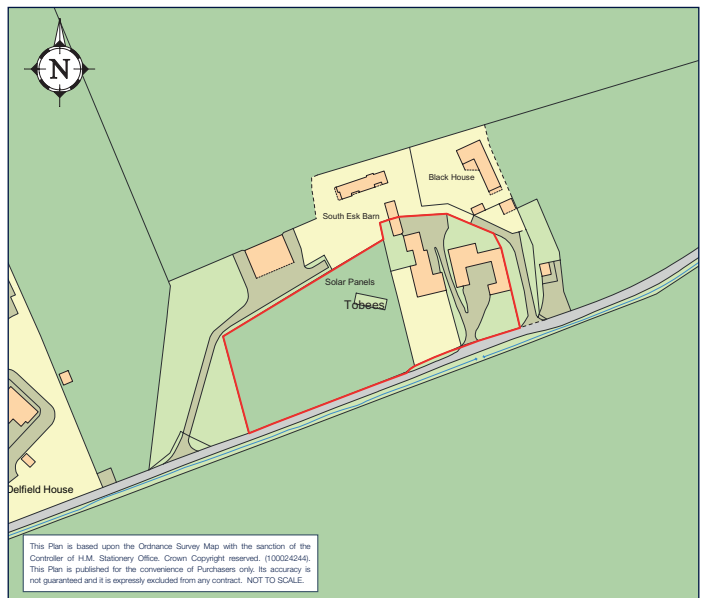
For identification only. Not to scale.



Ground Floor



First Floor



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