



Fine Regency house with sea views

West Seaton House, By Arbroath, Angus, DD11 5SB





Fine Regency house with sea views

Porch • entrance hall • hall • drawing room • dining room • study • kitchen • butler's pantry • utility room • laundry back hall • playroom / office • 5 bedrooms • dressing room • bathroom • shower room • WC • enclosed gardens • car port • about 0.65 acres • EPC rating: E

Distances: Arbroath 1 mile, Dundee 18 miles, Aberdeen 52 miles

Situation

West Seaton House is attractively situated just outside Arbroath, with views out to the North Sea, to St Andrews Bay, and on a good day to the Isle of

May. An attractive and unspoilt part of Scotland, the county of Angus boasts sandy beaches, fertile farmland and remote heather glens. Recreational activities include fishing on the

River South Esk, golf at Letham Grange and on the famous links courses at Carnoustie, Arbroath and Montrose and walking in the hills and along the coast. There are leisure centres and sports facilities in Arbroath. Lunan Bay, just to the north of Arbroath, is one of the finest beaches in Scotland. There is a well known cliff top walk from Victoria Park at Arbroath to Lunan Bay, via Auchmithie.

Primary and secondary schooling is found in Arbroath. Nearby private schooling is

found at the High School of Dundee and at Lathallan in Johnshaven. Arbroath, with its historic abbey, harbour and marina, is well served by shops and business facilities, and a mainline railway station with services to Aberdeen and to the south, including a sleeper. Arbroath is of course also famous for its "smokies". Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It has renowned cultural facilities including the



V & A museum. It offers all the services expected of a major city, together with an airport with a service to London Stansted.

The much improved A92 links Dundee with Arbroath, Montrose and Stonehaven. The A90 provides access to Aberdeen and from Dundee links to Perth, Edinburgh and the south. Journey times to Aberdeen and its airport have been much reduced by the opening of the Western Peripheral Route.

Description

West Seaton House is a most attractive listed red sandstone house, with a slate roof. It is a late Regency house, occupying a lovely position overlooking the sea, and is believed to date from the 1840s having been built as the Dower House for Seaton Estate. It was designed by the renowned Dundee architect David MacKenzie I, who designed a number of well known buildings locally including the High School of Dundee. Latterly the house had been

used as a farmhouse.

It is a very fine house which still retains many character features including cornicings, picture rails and window shutters in the principal reception rooms and bedrooms, together with high level skirtings, sash and case windows and panelled doors. The house benefits from both impressive reception rooms and good sized bedrooms. Internally it is very well presented. West Seaton House was acquired by the sellers in 2009, from the neighbouring

farmer. Since then the house has been enhanced by refurbishing the kitchen and bathrooms and redecorating and re-carpeting throughout. A car port has been built and the loft has been insulated.

Stone gate piers with wrought iron gates open on to a gravelled drive and turning circle at the front of the house, which also leads on to the rear where it connects with the back drive. The porch has two wooden front doors with glazed overlights, a mosaic tiled floor and an inner

glazed door to the entrance hall where a further glazed door with side lights opens to the hall. Arranged off the hall are the principal reception rooms, including the dining room which has lovely views out to sea, together with a centre rose, open fireplace with marble mantel, wooden floor and a shelved press. Behind is the study which has a fitted bookcase, fireplace with wooden mantel and a storage cupboard. The drawing room is a lovely double aspect room, again with views to the sea, a coffered ceiling with carved decorations, open fireplace with wooden mantel, shelved press and parquet flooring round the outer edge of the room. Off an inner passageway is an understair cupboard and the butler's pantry which has fitted cupboards and a porcelain sink. Beyond is the impressive and fully fitted kitchen which has wooden worktops, tiled splashbacks, soft closing drawers, twin porcelain sinks, and fitted appliances including a Bosch dishwasher, induction hob with extractor and NEFF double oven / grill. In addition there is an Esse stove, an island unit with breakfast bar and two clothes pulleys. Off this is the utility room with fitted units, Worcester Danesmoor 26/32 boiler, Bosch fridge, Zanussi freezer and a walk in storage cupboard. On the other side of the kitchen is a back hall with a rear entrance door. The partially tiled shower room has a pedestal washbasin, WC and a stone flag floor. The useful laundry has fitted units with a sink, plumbing for a washing machine and a storage cupboard. The playroom / office is currently used as an exercise room.

From the hall an elegant

curved staircase with cast iron balustrades and wooden bannisters leads up to the first floor. A WC has a pedestal washbasin and wooden floor. Bedroom one has a fireplace with wooden mantel, and under window cupboards. Both bedrooms two and three have views to the sea, and fireplaces with wooden mantels, while the dressing room in between has fitted hanging and shelved cupboards. Bedroom four again has a fireplace with wooden mantel. The well appointed family bathroom has a free standing bath, corner shower cubicle, twin washbasins with vanity unit, WC and an original fireplace with a heated towel rail. Bedroom five, which was formerly the maids room, has a fireplace with raised grate and wooden mantel, and a staircase which used to lead down to the kitchen.

The enclosed gardens are a delight and include lawns, flower and shrub borders and some fine trees including a monkey puzzle and beech trees. To the rear and also accessed from the back drive is an open fronted wooden car port (3.5 m x 5.4 m approx.) with a corrugated roof. To the side of the house is an attached garden store with shelving and a stone flag floor.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

If coming from the south and Dundee take the A92 to Arbroath. Proceed into the town, under the railway bridge, and straight over the next roundabout, following the A92. Then take the next turning on

the right signposted Victoria Park and Cliffs, onto East Grimsby. At the harbour turn left, following signs for Victoria Park and Cliffs, onto Ladybridge Street. At the junction with the High Street proceed straight on to John Street and then on to Union Street East. At the roundabout proceed straight over into Victoria Park. Continue along the sea front and after 0.5 miles turn left and proceed up under the footbridge. The entrance into West Seaton House will be seen on the right just before the T junction.

If coming from Montrose and the north proceed south into Arbroath on the A92. Continue on the A92, passing signs for the town centre, and continue straight over the roundabout by the police station, and then take the next left, signposted Victoria Park and Cliffs, onto East Grimsby and proceed as above.

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC rating = E.

Environmental Stipulations

West Seaton House is listed Category B.

Solicitors

Thorntons Law LLP,
Brothockbank House, Arbroath,
DD11 1NE.

Services

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

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

Garage

The garage, which projects into

the former walled garden to the rear is excluded, with the doors to be blocked up to create a straight boundary at the rear. For further information contact the selling agents.

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.





West Seaton House, Arbroath, DD11 5SB

Gross internal area (approx) 366.4 sq m/3944 sq ft (Excluding Void)

Including Limited Use Area 3.5 sq sq m / 38 sq ft

Total 366.4 sq m/3944 sq ft

Ruaraidh Ogilvie

Savills Brechin

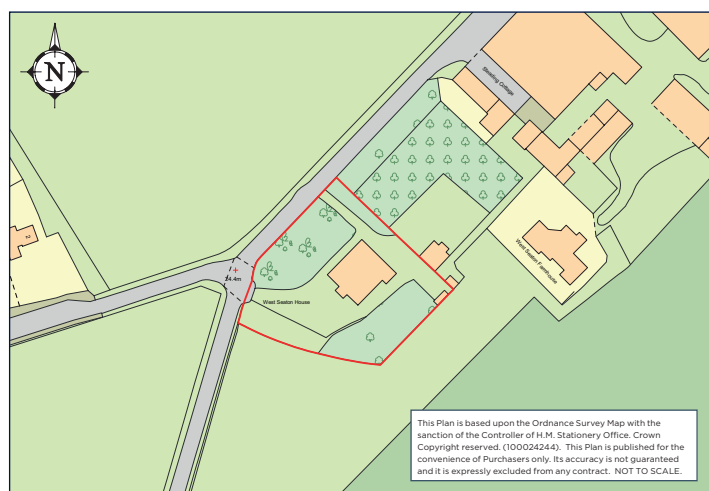
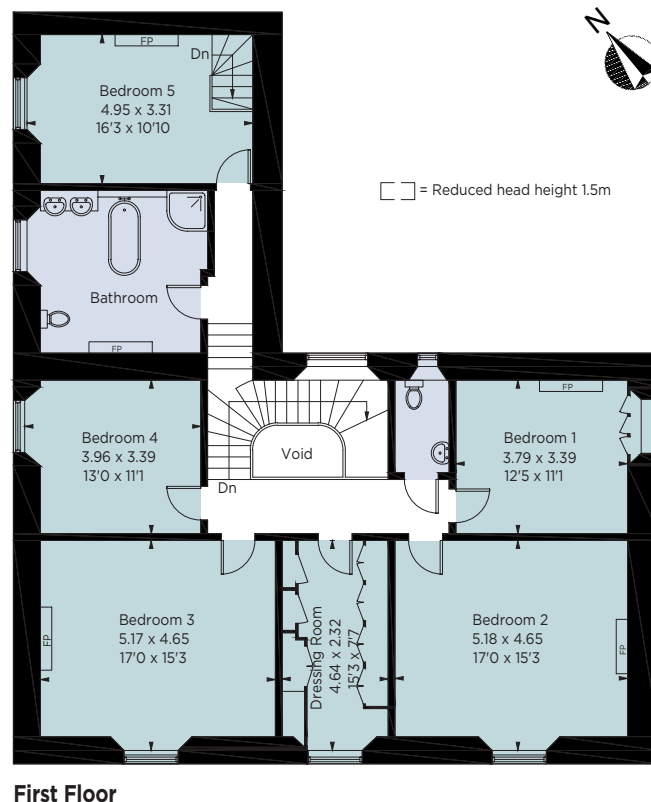
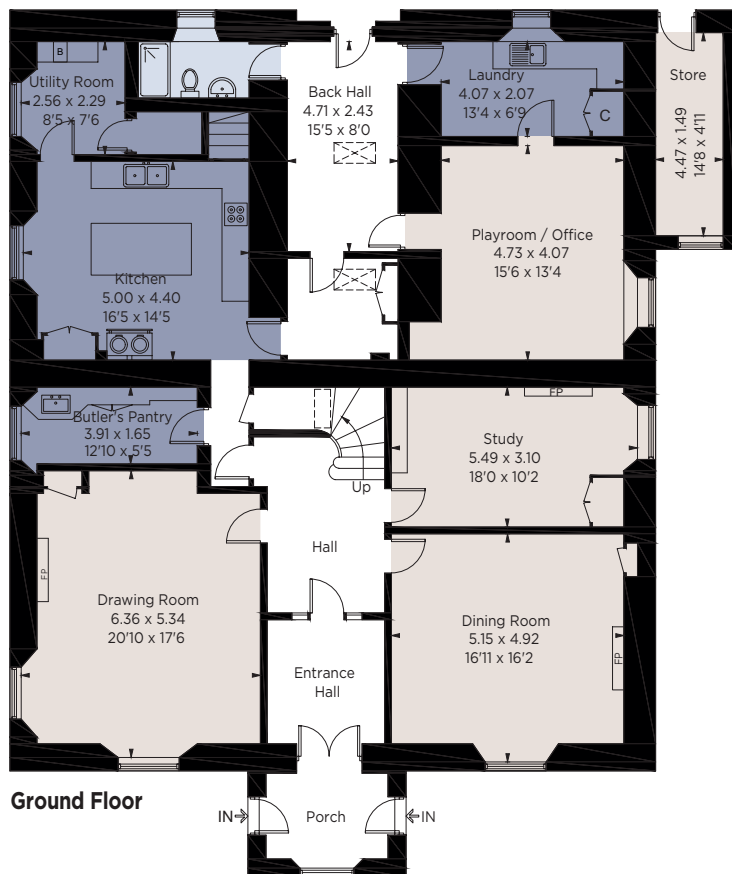
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