

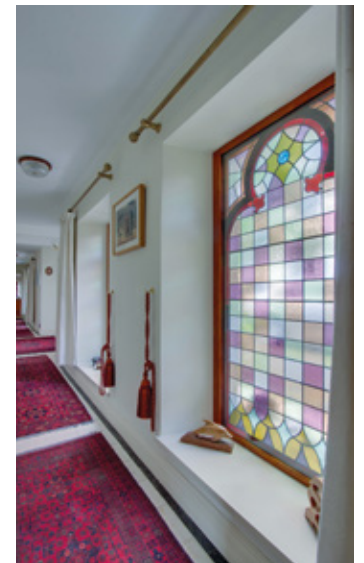


Overlooking Forfar Loch

Inchgarth House, by Forfar, Angus, DD8 1PU

Freehold





Intriguing country house, overlooking Forfar Loch

Hallway • sitting room • dining room • family room/kitchen • pantry • WC • bedroom with en suite bathroom • bedroom with en suite shower room • 2 further bedrooms • shower room

Garage block with garaging • workshop • attic room with kitchenette & shower • lovely enclosed garden • about 1 acre • EPC rating E

Forfar 1 mile, Dundee 15 miles, Perth 32 miles, Aberdeen 55 miles

Situation

Inchgarth House enjoys a lovely position with views out over Forfar Loch to the countryside beyond, but is close to local

amenities and is within walking distance of Forfar town centre. Forfar provides extensive shopping together with secondary schooling at the new community campus which has a swimming pool and leisure centre. Private schooling is available at the High School of Dundee, with a dedicated bus service from Forfar. Dundee is an established centre of excellence in education and life sciences, and has renowned cultural facilities including the new V&A museum.

The A90 provides fast access south to Dundee, Perth and central Scotland, and north to Aberdeen, while the A94 also links to Perth. Both Dundee and Aberdeen provide all the services expected of major cities, while Perth and Edinburgh are also within reasonable driving distance. There is a railway station at Dundee, with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and international flights and there is a direct service from Dundee to



London. Journey times to Aberdeen and Aberdeen Airport have been much improved with the opening of the Western Peripheral Route.

Angus is well known for its range of outdoor pursuits. Fishing can be taken on the North and South Esks. The Angus Glens provide some of the best hill walking in eastern Scotland, and there is skiing at Glenshee. Loch fishing is available locally at Rescobie. As well as the local golf courses at Forfar and Kirriemuir, the

championship courses at Carnoustie and St Andrews are within easy driving distance. There is a golf driving range on the northern edge of Forfar. Pleasant sandy beaches include those at Lunan Bay and at St Cyrus, which is a nature reserve. Locally there is a circular walking route around Forfar Loch Country Park, where there are also opportunities for sailing and fishing. The history of Forfar reveals how witches were hunted down in the 16th and 17th centuries, and were often

believed to have met by the loch.

Description

Inchgarth House is a lovely bow fronted country property which is believed to date from the early 1800s. It was originally a smaller cottage on the Carse Gray estate and was extended for a Reverend Skinner in the mid 19th century. It is a pretty, bow fronted house, which is harled with a slate roof, and has two wings. With large south facing windows at ground floor level it

is a light and spacious house which is double glazed throughout except the two curved windows in the dining room and the doors into the garden which benefit from bevelled glass panels. At the back is the old stone built barn which presently houses a large garage with store, workshop and an attic room with a shower. The sellers acquired the house in 1996. Since then they have undertaken many sympathetic improvements, whilst very much retaining the period character of



the house. The south facing roof on the house and the garage block roof were replaced in about 2000. At that time the upstairs part of the garage block was floored. Later works included replacing the boiler, refurbishing bedroom two and its en suite facilities and the shower room upstairs. Landscaping works have also been undertaken in the garden. It is a house of great character which is well suited to both modern family living and to entertaining. The accommodation is laid out in such a way that all the principal rooms benefit from the uninterrupted southerly views. On the drive there are walnut, cherry and blackthorn trees, bearing nuts and fruit. The drive leads up to a parking area at the entrance door, where there are raised flower borders and a small area of lawn.

A wooden door opens to the hallway which runs the length of the house and links to all the principal rooms and has a cornice, stained glass and leaded windows, display alcoves and fitted cupboards together with a staircase to the first floor. Panelled doors open to the dining room which is an imposing bow fronted room with cornice, centre rose, dado rail, window shutters and seats, wooden floor and a lovely open fireplace with an ornamental oriental mantel. The adjoining sitting room has a cornice and centre rose, dado rail, two shelved display alcoves with cupboards below, two wall lights, two picture lights, a fireplace with marble mantel housing a period stove, together with a window seat and shutters. The kitchen/family room is in the

west wing of the house. The living area has a partially glazed door to the garden, three wall lights and a wood burning stove. The partially tiled and fitted kitchen has wooden wall and base units with a breakfast bar, Brandt four ring induction hob, sink, Bosch double oven/grill and fitted fridge/freezer, shelved display unit and a wooden floor. Off the kitchen is a pantry with fitted shelves and base units, and plumbing for a washing machine.

There are further doors from the hallway to a partially tiled WC with washbasin and under stair storage area, and to the two fine downstairs bedrooms. Bedroom one has a cornice, centre rose, window shutters and seat, dado rail, two wall lights, a cast iron fireplace with wooden mantel and mirrored overmantel, and a shelved cupboard. An arch opens to a walk in dressing area with fitted cupboards and shelves and a further arch leads to an en suite bathroom with freestanding bath with tiled surround, shower cubicle, pedestal washbasin and WC. Bedroom two has a partially glazed door to the garden, downlighters and two bedside lights, wall mounted Panasonic TV, and curved walls with an opening to an en suite shower room with tiled floor, circular washbasin, WC and a double shower cubicle.

A staircase with wooden handrail and a storage cupboard leads to the first floor landing which has a cornice. Bedrooms three and four each have cornices, period fireplaces with wooden mantels, fitted shelves, window shutters and access to under eaves storage.

Bedroom 4 is not carpeted and has a picture light. Between the bedrooms is a partially tiled shower room with a double shower cubicle, pedestal washbasin, WC, fitted shelved cupboards and Velux windows.

There is a lovely garden to the front, linked to the house by a paved terrace, which is ideal for sitting out. In addition there is a further sunken paved seating area which makes the most of the views out to Forfar, the loch and to the Sidlaws. As well as a good area of lawn there are pretty flower and shrub borders. On one side of the house there is a useful log storage area and a wooden garden shed. On the other is an area of vegetable garden with paved paths. An outside door opens to the boiler room housing a Worcester boiler and hot water tank.

To the side of the house is the old barn or garage block. This is an attractive stone built building with a slate roof. This currently comprises a garage with an electric up and over door and

concrete floor, and doors through to a workshop with a Suffolk Air Flow stove, concrete floor, walk in storage cupboard and spiral stairs up to a floored attic room with Velux roof lights, sink, under eaves storage and a shower room with sink and WC.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

If coming from the north on the A90 take the first turning into Forfar, on the B9128. On entering Forfar proceed straight over the mini roundabout into the town, and again straight over the next mini roundabout. Then turn next right onto Lochside Road and continue onto North Loch Road, and then bear left following the sign for Forfar Path Network, and proceed for a further 0.6 miles down the northern side of Forfar Loch. Then bear right onto the drive which leads up to Inchgarth House.





If coming from the south on the A90, take the A932 (signposted Arbroath) at the Lochlands Garden Centre. Continue into Forfar and at the traffic lights (with Glamis Road and West High Street) proceed straight onto Craig o'Loch Road, and after passing Myre Road and Manor Street on the right, turn left at the corner continuing on to Craig o'Loch Road. Turn left again onto North Loch Road and proceed as above.

Outgoings

Angus Council tax band E.

Energy Performance Certificate

EPC Rating = E.

Services

Mains water and electricity, private drainage, oil fired central heating, with underfloor heating in the en suite with bedroom 2.

Fixtures and Fittings

Fitted carpets, curtains and lights fittings are included, as are the ornamental fire basket and the irons in the dining room.

Environmental Stipulations

Inchgarth House is Listed Category B.

Solicitors

Baillie Shepherd, 37 Union Street, Dundee, DD1 4BS.

Access

The access road with its speed bumps along the loch is maintained by Angus Council Parks Department. Inchgarth Cottage, which is situated behind the old barn, has a right of access over the drive.

Photographs

Photographs taken June 2016. Particulars prepared February 2020.

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.

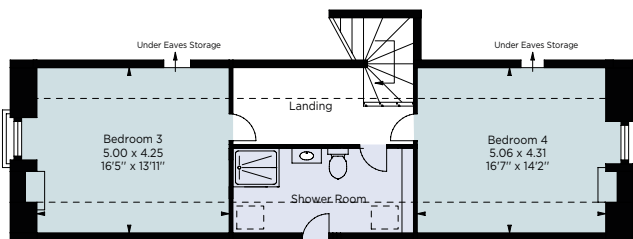
Inchgarth House, by Forfar, Angus, DD8 1PU
Gross internal area (approx) 295.98 sq.m (3186 sq.ft)
Outbuildings 142.97 sq.m (1539 sq.ft)
Total 438.95 sq m/4725 sq ft

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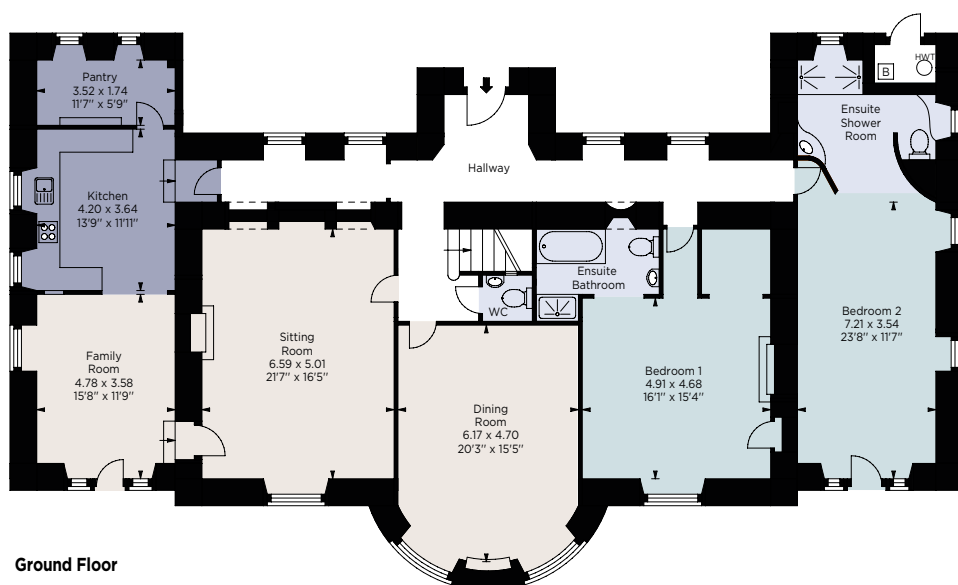


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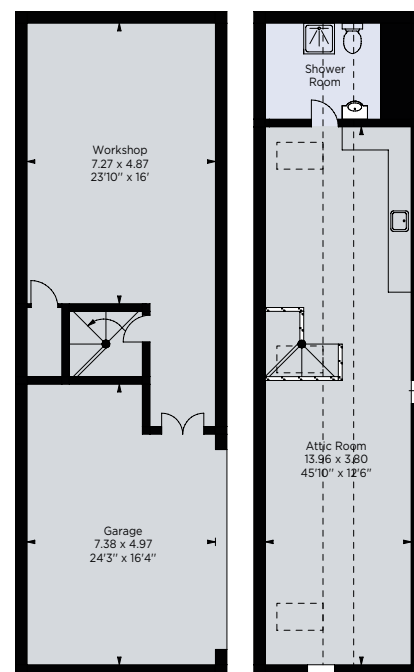
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First Floor

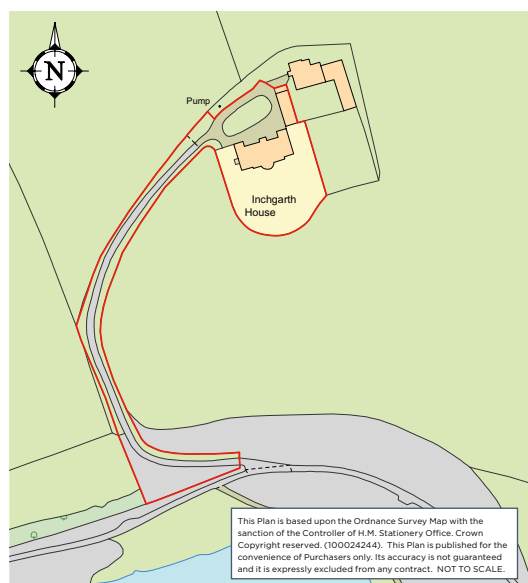


Ground Floor



**Old Barn
Ground Floor**
(Not in actual location)

**Old Barn
First Floor**



For identification only. Not to scale.

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