



Charming Georgian country house

Broomley House, by Montrose, Angus, DD10 9LQ

Freehold



Charming Georgian country house set in its own gardens and policies, with a lodge

Entrance vestibule, hall, drawing room, dining room, kitchen, utility room, cloakroom, principal bedroom with en suite bathroom, four further bedrooms, two bathrooms

• Basement with stores • Garage and outbuildings •

Gardens and woods • Paddocks • 2 bedroom lodge

cottage • In all about 15.2 acres • As a whole or in 2 lots

EPC ratings = D - E.

Distances

Montrose 4 miles, Dundee
32 miles, Aberdeen 43 miles.

Situation

Broomley House is most attractively situated just to the west of Montrose and close to Montrose Basin. Montrose, which is an historic port, is located on the coast between Dundee and Aberdeen. The Basin is a land locked tidal estuary at the mouth of the River South Esk, and is a renowned nature reserve and wildlife centre. It is home to a fascinating variety of wildlife, particularly migrating birds including large number of duck and geese. It is famed for its spectacular sunsets and is ever changing with tidal flows. Beyond the Basin, the surrounding countryside is mainly rolling farmland, while inland are the lovely Angus Glens which form the foothills of the Grampian Mountains. The coastline around Montrose comprises sandy bays and red sandstone cliffs. As well as the beach at Montrose, there are renowned beaches at St Cyrus and Lunan Bay.

Montrose offers both primary and secondary schooling, a wide range of shopping, together with leisure

facilities at the new sports centre and swimming pool. Independent schools in the local area include Lathallan (Johnshaven) and the High School of Dundee and those in Aberdeen, with pupils catching trains from the local station to either Aberdeen or Dundee. Golf courses in the area include Montrose, Edzell and the championship course at Carnoustie. Fishing can be taken on the nearby North and South Esk rivers, while sea fishing is also available locally. Close by is the House of Dun, designed by William Adam, now in the care of the National Trust for Scotland.

The A92 coast road runs from Stonehaven to Dundee via Montrose and Arbroath, while inland the A90 dual carriageway runs north from Dundee to Aberdeen. The A90 is easily reached at Brechin and at Stracathro, and the cities of Aberdeen and Dundee are readily accessible and provide all the services expected of major centres. Journey times to Aberdeen and its airport have been much reduced with the opening of the Western Peripheral Route. Montrose is served by the East Coast railway line with regular services to Aberdeen and to





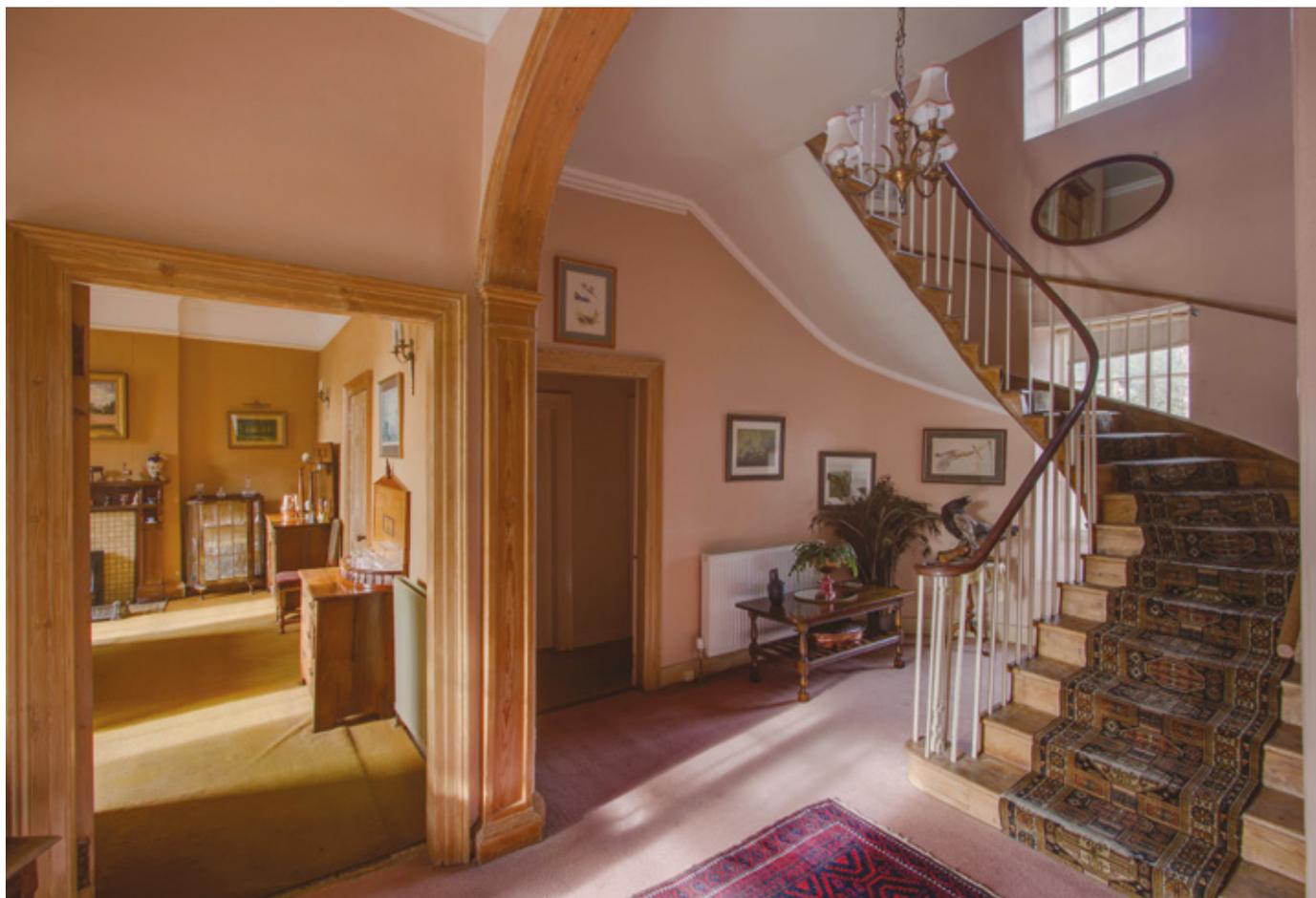
the south, including a sleeper service to London. Aberdeen Airport has a range of domestic and European services and there are flights from Dundee to London. Edinburgh and its airport are also easily reached.

Description
Lot 1 Broomley House
About 15.05 acres

Broomley House is a charming country house, dating from about 1750. It is described by John Gifford in the Pevsner Architectural Guide for Dundee and Angus (Yale University Press 2012) as being a mid-eighteenth century "laird's house". The full height bay to the right of the front door was added in about 1792. The house is most attractively built of local red sandstone, with a slate roof, and sits within its own policy grounds, providing privacy, and still retains much of its original character with features including fireplaces and panelled doors together with cornicings in the principal accommodation including reception rooms and bedrooms. Broomley House was believed to have once been part of the House of Dun Estate which for a long time belonged to the Erskine family. It was improved and its grounds laid out in the 18th century, and it has been in the sellers' family since 1983. While it could now benefit from some updating, it is a delightful property. The rear wing of the house, known as Broomley Mews, which faces south, which originally incorporated staff accommodation and service rooms, was divided into a separate property, creating two distinct country houses with

different aspects. With extensive accommodation and grounds, Broomley House lends itself well both for family living and for home working.

Stone entrance pillars with railings and a wrought iron gate, adjacent to the lodge, opens onto a rhododendron lined drive, which leads up to a gravelled sweep at the front of the house, which is bounded by a high hedge. Stone steps with railings lead up to a wooden front door with a glazed overlight, to an entrance vestibule with an inner door with glazed side lights and ornate fan light which opens to the impressive hall which has a most attractive hanging and curved staircase. The main reception rooms are on either side of the hallway. The drawing room is a beautiful bay fronted and well proportioned room with picture rail, open fireplace with carved wooden mantel and a raised hearth. The dining room has a picture rail, window shutters, four wall lights, two picture lights and a fireplace, which previously housed a wood burning stove, with tiled inserts and an ornamental wooden mantel. A connecting door links through to the kitchen with wooden wall and floor units with tiled work surfaces and splashbacks, incorporating a sink, electric cooker point, four oven oil fired AGA (white) and a breakfast bar. On the other side of the hall is a cloakroom with washbasin and WC, and a utility room with a porcelain sink, fitted shelved cupboards, and plumbing for a washing machine. Stairs lead down to the garage with an up and over





door and housing an Ideal Concord C boiler.

The bedrooms are arranged off the first floor landing. Bedroom one has window shutters and an adjoining bathroom with bath, pedestal washbasin and WC. Bedroom two has a picture rail and washbasin, while bedroom three has fitted shelved and hanging cupboards and is currently used as an office. The principal bedroom is another lovely bay fronted room with a wooden floor and en suite bathroom with bath with shower and tiled surround, pedestal washbasin and WC. Bedroom five has a fitted wardrobe, washbasin and a wooden floor, while the family bathroom has a bath with shower with tiled surround, pedestal washbasin and a WC.

Accessed from the courtyard at the back of the house is the basement which still incorporates the original stairs leading down from the hall (now blocked) and comprises six storage rooms, one with the former range and four with stone flag floors. Attached to the back of the house is a stone built range comprising four stores.

The garden in front of the house is laid extensively to lawn and has some flower borders. Beyond is a wooded area with fine beech trees, amongst others. The courtyard behind the house, is grassed with some fruit trees. There are three paddocks, one in front of the house, and two running down to part of a disused railway line which used to run alongside Montrose Basin.

Lot 2 The Lodge About 0.16 acres

Situated adjacent to the entrance gate is an attractive 19th century lodge, which is harled with a slate roof. A wooden front door leads to a porch with an inner entrance door to a hallway. Off this is bedroom one with a cornice and fitted wardrobes and the sitting room which has an open Lakeland stone fireplace with marble mantel. Bedroom two has a shelved under window cupboard, while the bathroom has a shower with wet walling, washbasin with vanity unit and WC. The kitchen has fitted units incorporating a Belling double oven / grill, four ring gas hob with extractor, sink, plumbing for a washing machine, wall mounted Worcester boiler and a back door which has a covered rear entrance.

The garden is mainly down to grass. There is a wooden garden shed and wood store. There is also a sheltered paved seating area and a hard standing parking area.

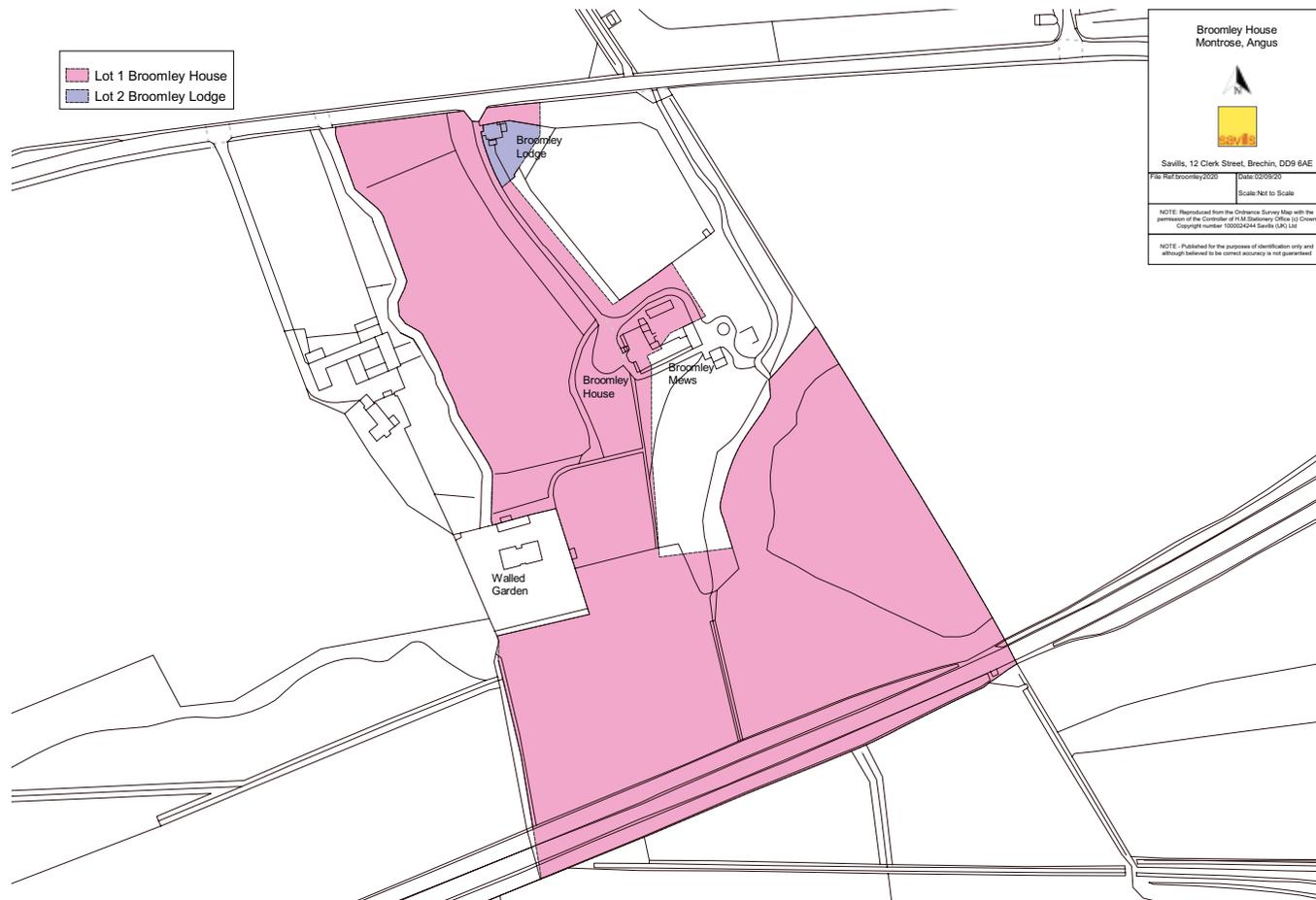
General Remarks Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

From the north on the A90 (Aberdeen to Dundee dual carriageway) just after passing Stracathro Services, some 10 miles south of Laurencekirk, take the turning on the left signposted for Dun. Continue on this road, following signs for Dun, for about 4.6 miles and at the T junction turn left onto the A935 (Montrose / Brechin road), passing House of Dun,





The Lodge



and the turning into Broomley House will be found on the right after 0.6 miles.

From the south on the A90 turn off into Brechin and then take the A935 signposted for Montrose. Continue for 4.4 miles, passing House of Dun, and the entrance will be seen on the right

If coming from the A92 in Montrose take the A935 signposted for Brechin. Continue for approximately 2 miles passing Langley Park and the turning will be found on the left.

Outgoings

Angus Council. Broomley House is in council tax band H while the Gate Lodge is in council tax band C.

Energy Performance Certificate

Broomley House - E and Broomley Lodge - D.

Solicitors

Connelly & Yeoman, 78 High Street, Arbroath, DD11 1HL.

Services

Mains electricity, water and gas, private drainage, and mains gas central heating in Broomley House and Lodge. Oil fired AGA in Broomley House.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included except for the Murano Venetian chandelier in the drawing room, which may be available in addition. Certain furnishings may be available by separate negotiation.

Environmental Stipulations

Broomley House is Listed Category B.

Access

Broomley House enjoys a right of access past Broomley Mews to the paddock and wood beyond.

Lodge Occupancy

The lodge is occupied under the terms of a Private Residential Tenancy Agreement which commenced in August 2018.

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.

Broomley House, Montrose, DD10 9LQ

Gross internal area (approx) 452.6 sq m / 4872 sq ft

The Lodge 75 sq m / 807 sq ft

Garage 25.3 sq m / 272 sq ft

Limited Use Area 6.0 sq m / 64 sq ft

Total 552.9 sq m / 5951 sq ft



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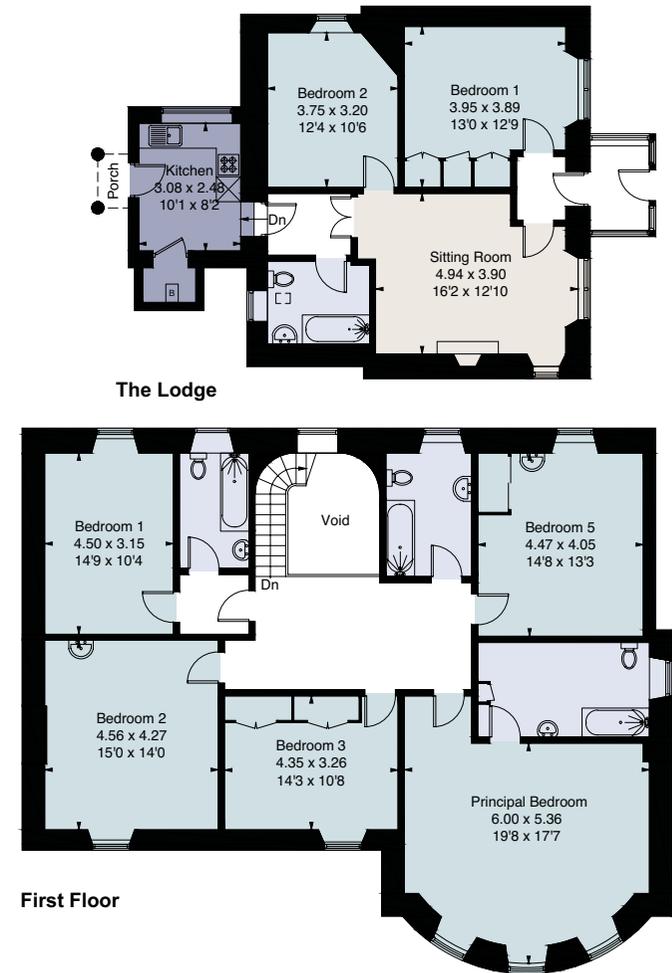
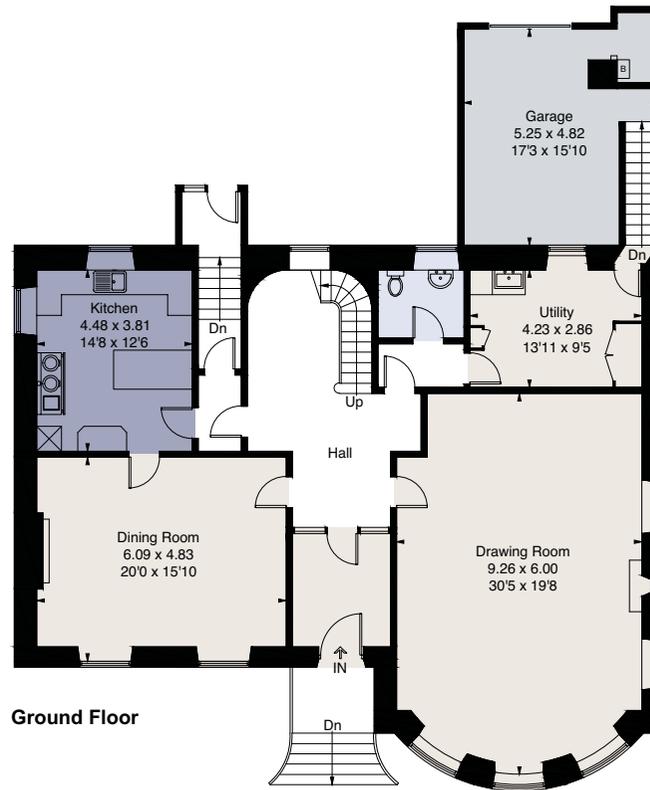
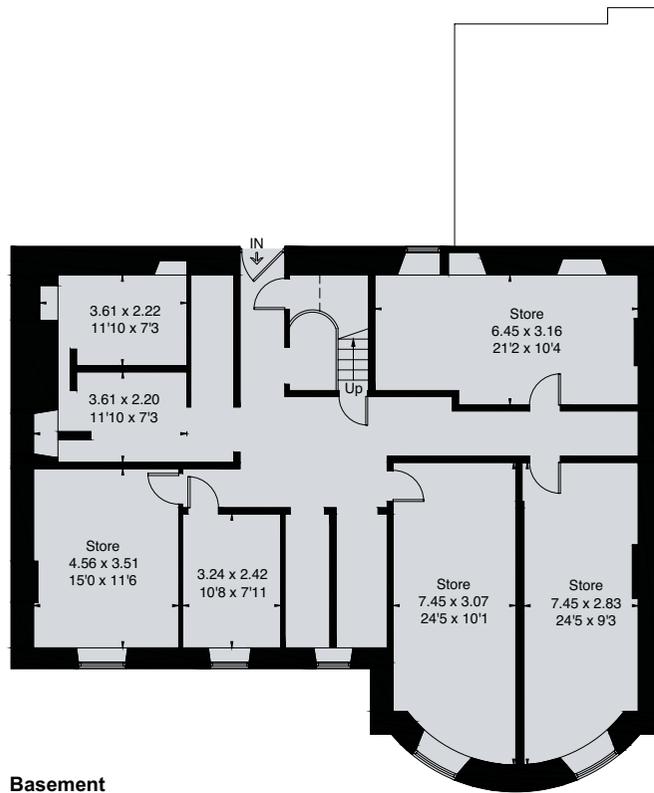
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