



Fully renovated and extended former manse

Kincordie House, Kingennie, by Broughty Ferry, Angus, DD5 3NZ



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Ground floor: Hallway • sitting room • family room
• dining room • open plan kitchen / living room
• playroom / studio • office • cloakroom • utility / boiler room • two bedrooms and shower room

First floor: Four bedrooms (two en suite) • family bathroom

Outside: Courtyard with greenhouses and kennel
• delightful enclosed gardens • double garage • in all about 0.92 acres

EPC rating: E

Distances: Broughty Ferry 4 miles, Dundee 6 miles, Carnoustie 8 miles, Forfar 14 miles, Perth 26 miles

Situation

Kincordie House is situated in rolling countryside that covers the southern flanks of the Sidlaw Hills. Crombie and Monikie country parks are easily reached as is sailing on the River Tay and a choice of sandy beaches. Close by, the Forbes of Kingennie Country Resort has a renowned restaurant, four well stocked lochans for bait and fly fishing, and a 9 hole golf course. There are also a number of fine links courses in the area including Barry, Panmure, Monifieth and, of course, Carnoustie, which has hosted eight open championships, most recently in 2018. The ancient town of St Andrews, the home of golf and host to the oldest university in Scotland, is also within commuting distance.

Yet despite its rural location, Kincordie House is well connected. There is a primary school and village shop in both the nearby villages of Newbigging and Wellbank. Local secondary schooling is found in Carnoustie and Monifieth, with private schooling at the High School of Dundee. It is less than six miles from

Dundee train station and the Tay Bridge, and likewise only four miles from the centre of Broughty Ferry.

Broughty Ferry has a wide choice of shopping facilities and supermarkets, a library, the Castle museum and a beach, together with a train station, harbour and the Royal Tay Yacht Club. Nearby Dundee is a university city of established excellence, most particularly in computing and life sciences. It too has a comprehensive range of shops and professional services, together with good leisure opportunities and renowned cultural facilities, such as the new V&A museum. In addition there is a railway station at both Broughty Ferry and Carnoustie and a mainline station at Dundee, with services to Aberdeen and to the south, including a sleeper. Dundee Airport has direct services to London Stansted and both Edinburgh and Aberdeen airports are easily reached. The A90 dual carriageway links to both Aberdeen and Perth, and beyond to Edinburgh and Glasgow.





Description

Kincordie House is a most attractive and handsome former manse, which is believed to date from 1854. It was built by the congregation of the First Free Church of Monifieth, adjacent to their Hillock church. The house ceased being a manse in the early 20th century whereas the church closed in the 1960s and was converted into two houses around 2005.

As befits a manse, Kincordie House is a fine, stone built house with a slate roof. It is thought to have been extended first in the early 1900s and then again in 2005, when the remaining outbuildings were converted and incorporated into the house to create a modern open plan kitchen / living room and a suite of two bedrooms and a shower room. A new double garage was also built and the immediate driveway block paved. The house now benefits from partial double glazing. It was acquired by the sellers in 2010 who have implemented a further programme of improvements which included a new bunded oil tank, a computerised zoned central heating system, a condensing oil boiler and a pressurised hot water system. It is understood that the hot water tank has potential to accept solar roof panels, subject to planning permissions. In addition, the kitchen was re-modelled, the house re-decorated and mostly re-carpeted, and the three fireplaces made functional.

As such, the house is extremely well presented for modern living yet still retains plenty of character and many of its original features including cornices and window shutters in the main reception rooms and

first floor bedrooms. The principal rooms are well proportioned and designed to make the most of the views and the gardens. There is a sheltered courtyard to the rear. On one side of the elegant hallway is the family room and the playroom / studio while on the other is the sitting room and the dining room which both open into the open-plan kitchen/ living room. This space is very much the hub of the house and makes much of its southerly aspect and garden views. With both direct access outside to a south facing stone terrace and inside to the formal dining room, it is designed for easy entertaining irrespective of the season, whether small family gatherings or large formal parties. Also at ground floor level is a cloakroom, a home office, and a utility / boiler room. Behind the kitchen, a corridor leads to a suite of rooms, currently used as two downstairs bedrooms and a shower room. Upstairs are four bedrooms of which two are en suite, with one currently used as a bedroom-cum-dressing room, and a family bathroom.

The property is approached by an outer drive that leads through a set of gates onto a mono block paved surface which culminates in a turning area in front of the house and the garage. A wooden front door with a glazed overlight opens to an entrance vestibule with a tiled floor and inner partially glazed and etched door to the hallway. This has a dado rail, two picture lights, two wall lights, tiled floor and an understairs cupboard. The impressive sitting room has a fireplace with carved wooden mantel and Franklin style wood



burning stove, together with recessed display shelves. Opposite is the family room which has a central ceiling rose, panelled walls, a fireplace with brick mantel and surround housing a Stovax inset stove, high level skirting and recessed shelves. The playroom / studio also has access to the back hall and features a window seat and fireplace with wooden mantel that houses a Morso wood burning stove. The dining room is another good sized reception room and also has panelled walls, together with three wall lights, corner shelved cupboard, wooden flooring, and direct access to the open plan kitchen / living room.

This is a magnificent space. The living area has wooden flooring and full height windows and doors making the most of its southerly aspect and views over the garden and beyond. The kitchen has a tiled floor and bespoke wooden wall and floor units with self closing drawers and Corian worktops. It incorporates an undersurface Zanussi freezer, NEFF Ceran hob, Bosch dishwasher, twin Corian sinks with Franke hose/ mixer tap, electric four oven AGA (black) with glass tiled

splashback and a Panasonic American style fridge freezer with water and ice dispenser. A wooden floored back hall links the kitchen / living room with the ground floor bedrooms, the cloakroom, beyond to the office and utility room, and outside to the courtyard and vegetable garden. The useful cloakroom contains a WC, washbasin, coat hooks and a tiled floor. Bedrooms one and two both have built in wardrobes, while the shower room is partially tiled with pedestal washbasin and WC. The office overlooks the courtyard and has wall mounted bookshelves. The utility room / boiler room has floor, wall and tall storage units, a sink, Bosch washing machine, ceiling mounted clothes rack, Worcester oil fired boiler, hot water tank, tall John Lewis drinks fridge and a further glazed door to the courtyard.

A curved staircase with cast iron balustrades and wooden handrail leads up to the first floor landing, with a dado rail, two wall lights and a hatch with an attic ladder to a partially floored roof space. Bedroom three has a shelved recess and freestanding double wardrobe. Bedroom four has built in

shelved and hanging wardrobes, wooden flooring and a wet walled en suite shower room with electric corner shower, pedestal washbasin and WC.

Bedroom five has tall built in wardrobes. Bedroom six (master bedroom) has two window seats, a fitted corner cupboard and a freestanding wardrobe. It has a spacious en suite bathroom containing a bath, circular washbasin, large shower cubicle, WC and a window seat. The family bathroom has a bath with tiled surround, tiled shower cubicle with body jets, washbasin, WC and a tiled floor.

Outside, within the paved courtyard are two small greenhouses, a coal bunker, a wood store, and a dog kennel and run, now used as a further wood store. To the side of the house are vegetable and fruit borders. The garage is block built with a stone and harl finish and a slate roof. It has an automatic roller door, concrete floor and a Bosch chest freezer.

The main area of garden lies to the front of the house. Linked to the kitchen / living room is a sheltered paved seating terrace. From the mono block turning area, steps lead down to the

delightful gardens which have a further paved and sheltered seating area facing due south and overlooking flower and shrub borders, a circular rose bed with a sundial and a small bridge over a lily pond. There are further areas of garden which include additional fruit beds, a cold frame, a wooden pergola and a small orchard which contains a wildflower meadow. There is a timber garden shed (3.6 m x 3.6 m), which is internally divided into a potting shed and garden tool store, while behind is a screened area with large composting bins.

General Remarks Viewing

Strictly by appointment with Savills - 01356 628628.

Directions From the North/East

From the A92 (Dundee/ Arbroath dual carriageway) turn off at the Ardestie junction between Carnoustie and Broughty Ferry and take the B962 northward signposted Monikie & Newbigging. Continue for 0.9 miles, then turn left onto Drumsturdy Road (B961), signposted Kingennie. Proceed for 1.9 miles passing

through Kingennie, and the turning into Kincordie House is on the left just after the converted church. Proceed 30m before turning left again through the stone gate piers. Proceed through the inner gate and up to the front door.

From the South/West

From Dundee take the A92 (Dundee/ Arbroath dual carriageway) and at the Claypotts junction (adjacent to Sainsburys) take the B978 northward. After 0.5 miles, at the end of a short section of dual carriageway, turn right and right again, onto Drumsturdy Road (B961) signposted Monikie. Continue for 1.7 miles and the turning into Kincordie House is on the right, just before the converted church and proceed as above.

Outgoings

Angus Council tax band G.

Energy Performance Certificate EPC rating = E.

Solicitors

Thorntons, Kinburn Castle, St Andrews, KY16 9DR.

Services

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

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included other than the light fitting above the circular table in the kitchen/ living area which is excluded. The circular table and chairs are included. All bedroom wardrobes are included. The garden table and chairs are included as is the metal bench outside the potting shed, and the John Deere ride on mower is also included. The curved wooden bench is excluded.

Access

There is a right of access in favour of Kincordie House over the first part of the farm track. The two neighbouring houses, in the converted church, have a right of access over the outer drive.

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.



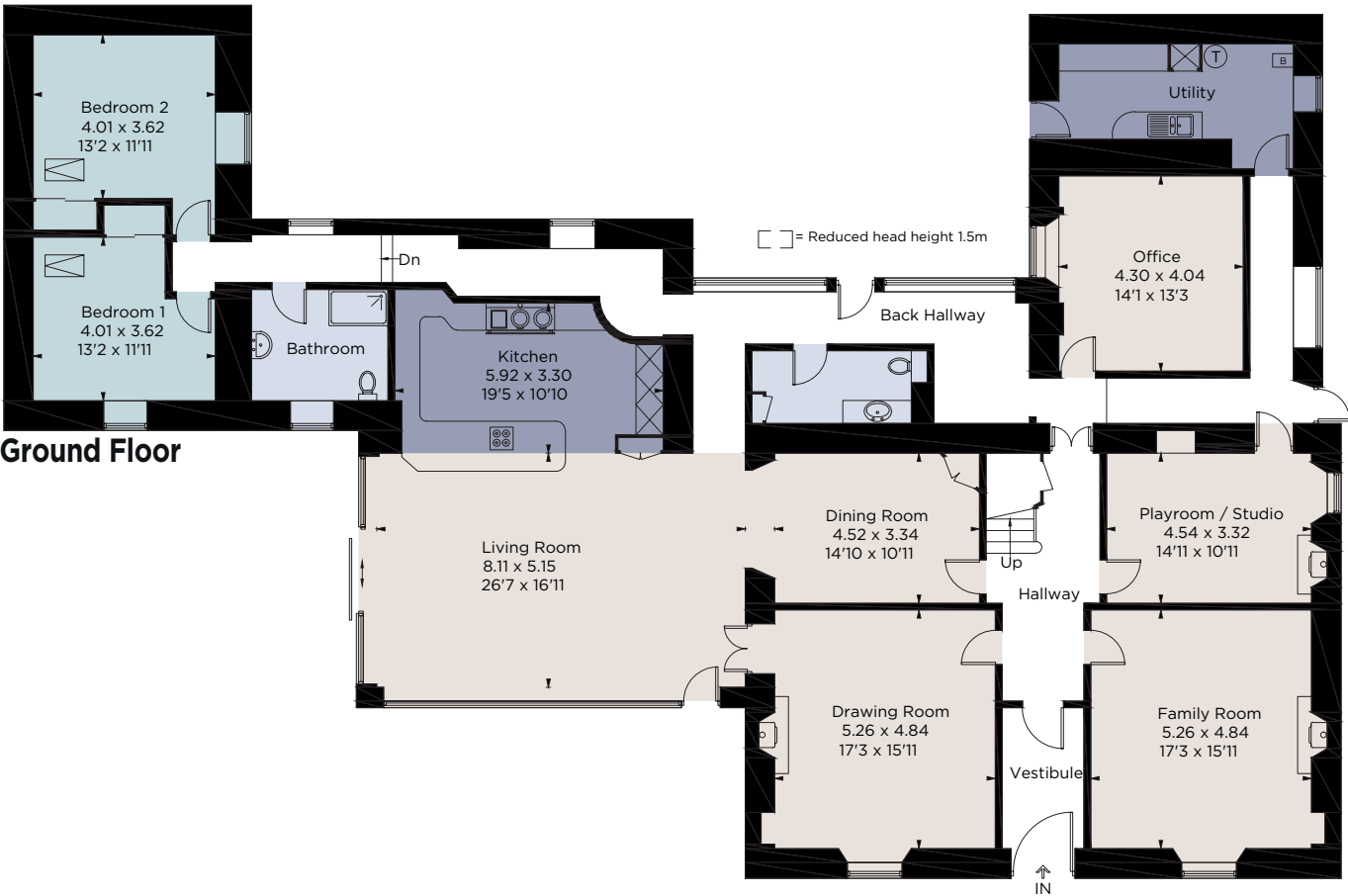
Kincordie House, Drumsturdy Road, Kingennie, By Broughty Ferry
Gross internal area (approx) 415.7 sq m / 4474 sq ft
Garage 34.5 sq m / 371 sq ft
Total 450.2 sq m / 4845 sq ft
Including Limited Use Area 5.3 sq m / 57 sq ft



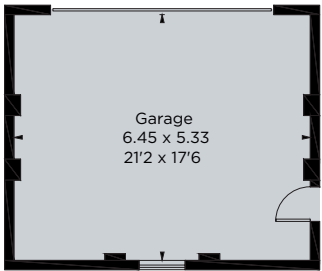
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savills.co.uk

Ruaraidh Ogilvie
Savills Brechin
01356 628628
brechin@savills.com

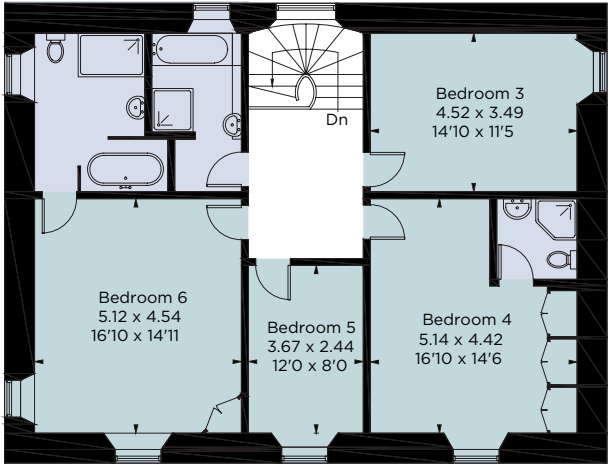


Ground Floor



(Not Shown In Actual Location / Orientation)

Garage



First Floor

For identification only. Not to scale. © DRO190916

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