



# House with equestrian facilities

**Bellrigg, Firthmuir of Boysack, by Arbroath, Angus, DD11 2QP**

Freehold







## Country house with equestrian facilities, including good outbuildings with stables, paddocks and riding arena

Hallway • kitchen / dining room • family room • sitting room  
games room • utility room • six bedrooms • bathroom • WC

Courtyard & gardens

General purpose shed incorporating four stables • tack room and WC • Further building with five stables and garage / store

Floodlit riding arena with viewing enclosure • Two paddocks

In all about 3.85 acres

EPC rating: E

### SITUATION

This is an attractive and very convenient part of Angus, just inland from Arbroath, with its historic harbour, marina and abbey. The A92 dual carriageway provides easy access to Dundee, while the A90 dual carriageway links to Aberdeen. Angus boasts sandy beaches, scenic countryside and glorious heather glens. Recreational activities include fishing on the River South Esk. There are a number of well known links golf courses in the area, including Carnoustie, Arbroath, Montrose and St Andrews and leisure centres at Arbroath and Montrose. Lunan

Bay is a popular local beach. There is a lovely coastal walk, along red sandstone cliffs, from Lunan Bay via Auchmithie to Arbroath, which is famous for its "smokies". Inland lie the Angus glens.

Locally, there is a primary school at Colliston. Secondary schooling is found in Arbroath, together with a wide range of business and leisure facilities and shopping. Private schooling is available at Dundee High School with a dedicated bus service from Arbroath. Both Dundee and Aberdeen are easily reached and provide all the services expected of major cities. Dundee has an excellent

range of shops and professional services, together with good leisure facilities, and renowned cultural facilities including the V & A museum. There is a railway station at Arbroath offering regular services to Aberdeen and to the south. There is an airport at Dundee with services to London Stansted, while Aberdeen has a wide range of domestic and European flights.

### DESCRIPTION

Bellrigg is a most attractive country property with very impressive equestrian facilities. However the buildings are extensive and versatile and so also have considerable potential for other uses. Bellrigg was originally a stone built cottage, which has been extended, most recently in 2004, and thoroughly renovated, and now provides extensive and spacious accommodation. The extension includes the hallway, sitting room and games room, with two upstairs bedrooms. As such the house now has three good sized reception rooms, a spacious dining kitchen and six bedrooms (one currently used as a gym and another as a study), all of which are presented to a high

standard. It benefits from double glazing. Since 2016 a new riding arena has been installed together with a "hot horse" shower and solarium. On one side of the house is a garden, with a courtyard and further area of garden on the other. Beyond extensive car parking are the outbuildings which comprise a modern general purpose shed, with four loose boxes, horse shower and solarium, and an adjoining brick building with a further five loose boxes and a garage / store. Beyond this are two fenced paddocks and a modern silica sand and rubber arena. In all the grounds extend to 3.85 acres.

There are two gated entrances off the road into the property. The first, which is currently not used, opens directly into the garden from where a door leads into the hallway. The second has a wooden gate which opens onto a drive which leads past the house and to the parking and turning area at the rear. From the paved courtyard, which provides a lovely sheltered seating area, a covered entrance with a partially glazed and leaded wooden front door with side lights, opens to the hallway.



This has a stone tiled floor and a further partially glazed front door to the garden. a partially glazed door leads to the open plan kitchen / dining room. The fully fitted kitchen has a tiled floor together with wooden wall and floor units with tiled splashbacks and wooden worktops and a four oven AGA (red). Fitted appliances include a dishwasher, five burner Baumatic gas hob, separate Hotpoint double oven / grill and a sink, together with a breakfast bar. The dining area has a display alcove, and a lobby with a further door to the garden. Beyond is the family room, previously used as a separate dining room, which

has a wood burning stove with a brick surround. Off the dining area is a lobby that gives access to two bedrooms. Bedroom one, which is currently used as an office, has built in shelved cupboards and overlooks the garden, while bedroom two also has built in shelved cupboards. Also off the hallway is the utility room which has a further entrance door to the courtyard, fitted units with a sink and plumbing for a washing machine and dryer and again has stone tiled flooring. Steps lead down to a lower hallway with Karndean flooring. Off this is the good sized sitting room with a raised hearth with wood burning stove, stone surround

and wooden mantel, large wall mounted Samsung TV and Karndean flooring. The games room is another spacious room and has an under stair cupboard and glazed doors to the back garden. A wooden staircase leads up to bedrooms three and four.

On the other side of the hallway an arch opens to a bedroom passageway, again with stone tiled floor, and a picture window looking on to the courtyard with a window seat with storage. Bedroom five is currently used as a gym and next door is a WC with a washbasin. The boiler room houses a Worcester Danesmoor 26/32 boiler, and has coat

hooks, drying racks and a shelved cupboard. The spacious family bathroom has a large walk in shower with wet walling and glass brick tiling, bath with wooden surround and tiling, washbasin, WC and stone tile flooring. The master bedroom has a glazed door to the courtyard and a dressing room with hanging rails and fitted shelves. Behind this and accessed off the courtyard, is a useful store. It is believed that this benefits from plumbing and there is potential for an en suite, subject to obtaining any necessary consents.

The gardens at Bellrigg are mainly down to grass with gravelled seating areas and





shrubs. A further area of garden at the back of the house is again down to grass with a covered beamed canopy (3.2 m x 3.3 m), which is ideal for sitting out and for BBQs. There is also a covered log store (3.4 m x 3.3 m).

The outbuildings comprise a steel framed general purpose shed (22 m x 9.8m) with box profile cladding and a corrugated roof and concrete floor. This comprises four IAE Equestrian loose boxes (each approx. 3.45 m x 3.65 m) with rubber flooring, a "hot horse" shower and solarium. There is a tack room (3.55 m x 3.15 m) and WC (1.6 m x 3.15 m) with washbasin. Wooden steps lead up to a viewing area. Connected to this is a former brick built byre (18.2 m x 5.95 m) with corrugated roof and concrete floor and comprises a further five loose boxes and again with water, power and light. The front part of this building is a useful garage / store, which is accessed off the parking area. On the other side of the buildings is the floodlit rubber and silica sand school (22.5 m x 44.5 m approx.) with a viewing

enclosure (2.9 m x 2.8 m). In addition there are two paddocks of some 2.75 acres with electric fencing.

#### GENERAL REMARKS

##### Viewing

Strictly by appointment with Savills - 01356 628628.

##### Directions

From Arbroath take the A933 towards Brechin and just before reaching RM Condor turn left signposted Swirlburn, Redford and Letham. Proceed for 1.6 miles and Bellrigg will be seen on the right just after the turning for Colliston.

Alternatively, if coming from the north take the A933 (Brechin to Arbroath road). After passing through Colliston take the turning on the right signposted Swirlburn. Continue for 1.1 miles and at the T junction turn right and Bellrigg is on the right.

##### Outgoings

Angus Council tax band F.

##### Energy Performance Certificate

EPC rating = E.

#### Solicitors

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

#### Services

Mains water and electricity, private drainage. Propane gas for cooker. Burglar and fire alarms, electric smoke detectors and CCTV.

#### Fixtures and Fittings

Fitted floor coverings, curtains, blinds and lights are included in the sale.

#### 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.

## Belrigg

**Gross internal area (approx)** 361.6 sq m/3892 sq ft

**Store** 8.9 sq m/96 sq ft

**Total** 370.5 sq m/3,988 sq ft

Including Limited Use Area (23.5 sq m / 253 sq ft)

**Ruaraidh Ogilvie**

Savills Brechin

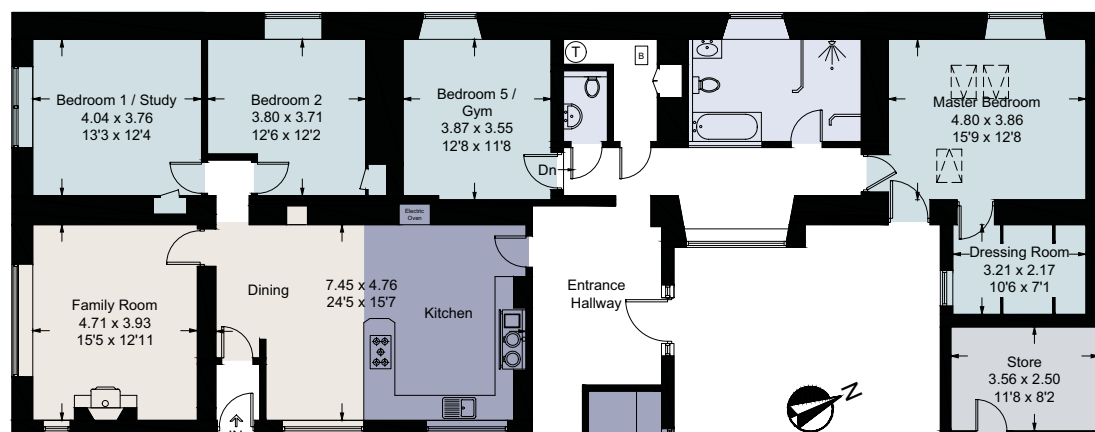
**01356 628628**

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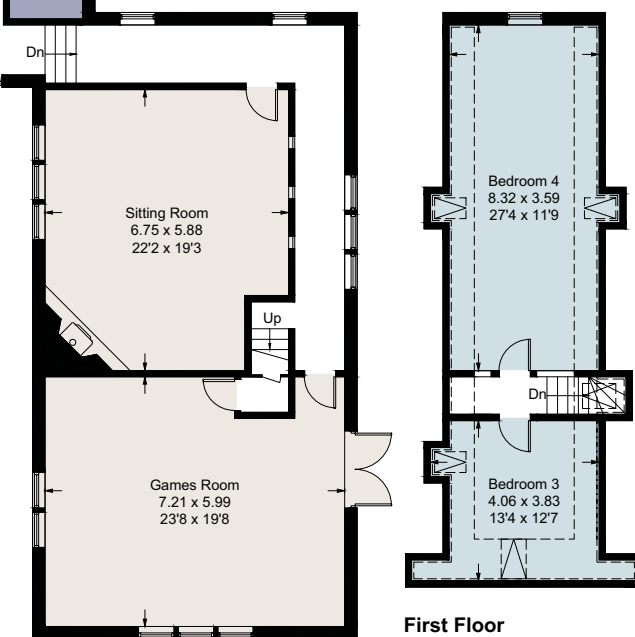
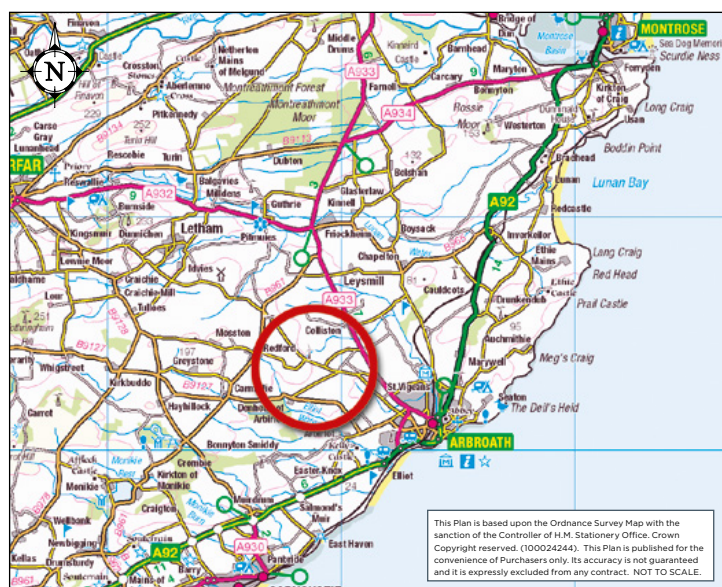


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Ground Floor



First Floor

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Firthmuir of Boysack, Arbroath



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File ref: SAG/agency/  
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Date: 21/11/2019

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