



Fine Arts & Crafts townhouse

Greensted, 81 Park Road, Brechin, Angus, DD9 7AP

Freehold





Hallway • dining room • sitting room • pantry • dining and utility kitchens • larder • WC • laundry cupboard • master bedroom with en suite bathroom and walk-in wardrobe • four further bedrooms • box room • shower room and WC

Garage / workshop • potting sheds and greenhouse • enclosed garden

In all about 0.47 acres

EPC rating = D

Distances

A90 2 miles, Montrose 9 miles, Dundee 25 miles, Aberdeen 40 miles

Situation

The cathedral city of Brechin is well served with local shops, business and leisure facilities, nursery schools, Andover and Maisondieu primary schools and a High School. There is a swimming pool at the new community campus. Private schooling is available at Lathallan (Johnshaven) and the High School of Dundee, both with dedicated bus services.

Brechin is situated close to the A90 dual carriageway allowing easy access to both Dundee and Aberdeen, which offer all the facilities expected of major cities. Dundee is known as the City of Discovery, and is

renowned for its cultural facilities, including the new V&A museum. There is an airport at Aberdeen which offers a wide range of domestic and European flights. Journey times to Aberdeen and Aberdeen Airport have been much reduced with the opening of the Western Peripheral Route. There are also services from Dundee to Stansted Airport. Montrose and Laurencekirk are on the main east coast railway line, including a sleeper service to the south.

Brechin is well placed to take advantage of the many sporting pursuits the county of Angus has to offer. There are golf courses at Brechin, Edzell and Montrose and the championship course at Carnoustie. Fishing is available on the nearby South and North Esks. Just inland are the Angus Glens which offer

some of the best hill walking in eastern Scotland, together with skiing at Glenshee. Brechin Equestrian Centre is located close by and there are pleasant sandy beaches at Lunan Bay and at St Cyrus, which is a nature reserve, as is Montrose Basin.

Description

Greensted is a very fine, detached Arts & Crafts townhouse situated in a long established and desirable residential area, close to the edge of Brechin, but within easy walking distance of the town centre. Behind the house is Brechin's main park. Greensted is an enchanting stone built house, dating from 1910, with a stone slate roof, and which retains much of its original character and features, yet is very well presented and ideal for both family living and for entertaining. This house was built for a linen manufacturer and skilled craftsman, whose son, Robin Orr, described as one of Scotland's most illustrious musical sons, was a composer, chair of music at Cambridge University and founding chairman of Scottish Opera. In his autobiography, *Musical Chairs* (1998, Thames Publishing) he describes how he

grew up at Greensted and recalls how his father "designed the family home. . . used undressed stone in the native tradition. . . and was influenced by the style of the Old Scots tower houses". Indeed the house once housed an organ, later sold. Greensted also incorporates many interesting architectural features, including rounded, almost turret like corners, well pointed stone, and strong stone lintel decorations with each room's windows being slightly different in their design. The house sits well, facing south, and looking out over its own gardens. Since 2017 landscaping works have been undertaken in the gardens, including a new raised vegetable bed and removal of some cypress trees, letting in more light. In addition two side by side kennels have been converted into potting sheds, the garage has been redecorated and the east chimney repointed. Internally the accommodation is arranged over three floors, and again has benefitted from further improvements since 2017, while at the same time retaining the original integrity and character of the property. These have included stripping back the original pitch pine flooring in the



hallway and reception rooms, and redecorating throughout. In addition the dining and utility kitchens have been remodelled, including new worktops. A multi fuel stove has also been installed. In 2014 a new mains gas boiler was installed and in 2012 Velux windows on the top floor were added, creating more light.

Great care has been taken to preserve as many of the Arts & Crafts features as possible, including panelled doors, astragalled windows, original fireplaces and copper plated window and door furniture. As well as mains gas central heating, the windows are hardwood double glazed, other than those in the reception

rooms and hallway, which are original with external secondary glazing. There is underfloor heating in the en suite and the shower room.

An electric gate opens onto a gravelled parking and turning area. A wooden front door opens to an entrance lobby with a half glazed door to an arched hallway with a picture rail, pitch pine floor and an understair coat hanging area. The well proportioned dining room has a picture rail, original pelmets, pitch pine flooring and a stone fireplace with mantel. The sitting room is another fine room and also has a picture rail, original pelmets, pitch pine flooring, together with an arched glazed door to the

garden, a curved corner with windows and a brick fireplace with a wooden mantel housing a multi fuel stove. Original swing doors from the hallway open to an inner lobby with a shelved cupboard. Off this is the butler's pantry which has original storage shelves and units and a modern sink. The lobby and pantry both have yellow pine flooring. The dining kitchen has fitted wooden floor units with oak worktops, soft closing drawers, two oven AGA (blue) with brick surround and wooden mantel and a shelved cupboard. Off this is the utility kitchen which again has units with oak worktops together with plumbing for a dishwasher, under counter Miele fridge and

separate freezer and an airing cupboard above a Worcester Highflow 440 boiler. Off the back hall, with its back door to the garden, are a larder with stone and wooden shelves, a partially tiled WC with pedestal washbasin, and a walk-in cupboard with plumbing for a washing machine.

The original wooden staircase leads up to the first floor landing with a picture rail and an understair storage cupboard. Bedroom one has a picture rail, wooden pelmet, brick fireplace with wooden mantel and two wall lights. The master bedroom has a picture rail, wooden pelmets, corner brick fireplace with wooden mantel and an



en suite bathroom with bath, corner shower cubicle with body jets, washbasin with vanity unit and a WC. There is also a walk-in wardrobe. Bedroom three, which is currently used as a study, has a picture rail and a corner brick fireplace with wooden mantel. The shower room has a shower cubicle, washbasin, WC and a shelved airing cupboard. There is a separate WC.

The wooden staircase, with a useful hanging cupboard, continues up to the second floor which has a shelved cupboard. Here is a box room and two bedrooms, each with brick fireplaces with wooden mantels, one currently used as an office and one as a studio with shelving

and wall lights.

The L shaped garage is stone built, contemporary with the house and of similar design. It benefits from an electric up and over door, concrete floor, workshop area, timber lined ceiling with a hatch to partially floored roof storage, together with power, light and an outside tap. Other buildings include a covered log store and a pair of block and wooden kennels (each 2.8 m x 1.35 m and 1.25 m x 1.8 m approx.) with tiled floors which have been converted into potting sheds with power and light, and an aluminium greenhouse (1.9 m x 2.5 m).

The lovely gardens are enclosed by walls, hedges and fencing, with some walls having

plant niches. There are two raised vegetable borders, gravelled and paved seating areas, lawns, shrub borders and some fine trees including copper beech, ash, crab apple, yew, larch, cherry and acer. At the bottom of the garden is a raised rockery and an arched foot gate out onto the road.

General Remarks Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

If coming from the south on the A90 (Aberdeen to Dundee) dual carriageway turn off into Brechin. In Brechin follow the signs for Montrose (A935). At St

Ninian's Square, opposite the Gardner Memorial Church, turn left, signposted Caledonian Steam Railway. Proceed into St Ninian's Place, passing the old railway station and continue on to Park Road. Greensted is the last house on the left. Turn into the lane after passing Park Grove.

From the north on the A90 turn off signposted Brechin (B966). At the roundabout follow signs for Brechin. Pass through Trinity and after a further 0.2 miles take the unsignposted left hand turning. Continue for 0.9 miles and just after the 30 mph sign, turn right, and keep left. Greensted is the first house on the right.



Outgoings

Angus Council tax band G.

Energy Performance Certificate

EPC rating = D

Solicitors

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

Services

Mains water, electricity and gas. Gas fired central heating and AGA. Private drainage. The bedrooms have TV points and the sitting room and master bedroom have satellite connections.

Fixtures and Fittings

Fitted floorcoverings, curtains, blinds and light fittings are included. Certain items of Arts & Crafts style furniture, in keeping with the house, may be available separately.

Access

There is a right of access over the lane to the side, known as Park View, leading to the vehicle gate to the property.

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.

Greensted

Gross internal area (approx) 235.5 sq m / 2535 sq ft
(Excluding Void)

Garage 33.6 sq m / 362 sq ft

Total 269.1 sq m / 2897 sq ft

Including Limited Use Area (13.6 sq m / 146 sq ft)

Ruaraidh Ogilvie

Savills Brechin

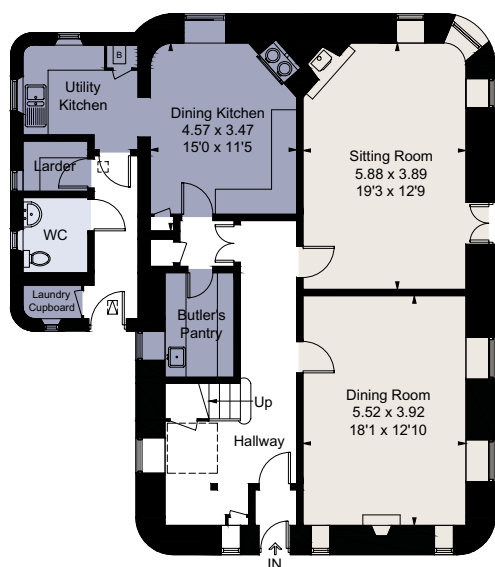
01356 628628

brechin@savills.com

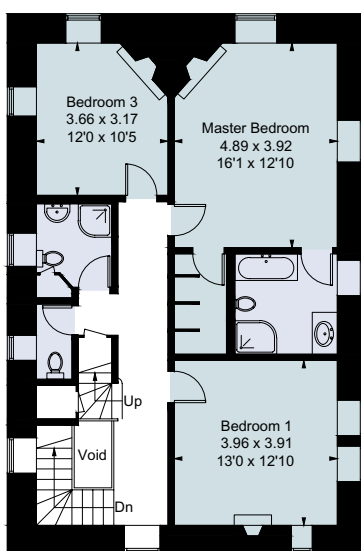


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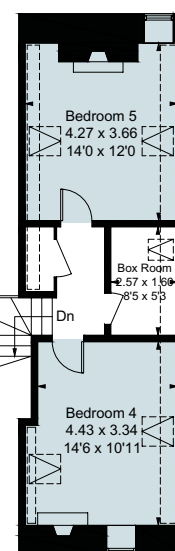
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Ground Floor

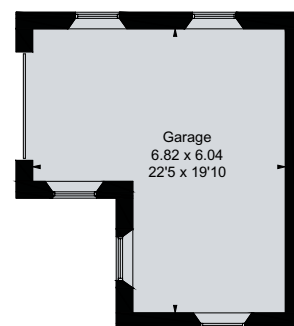


First Floor

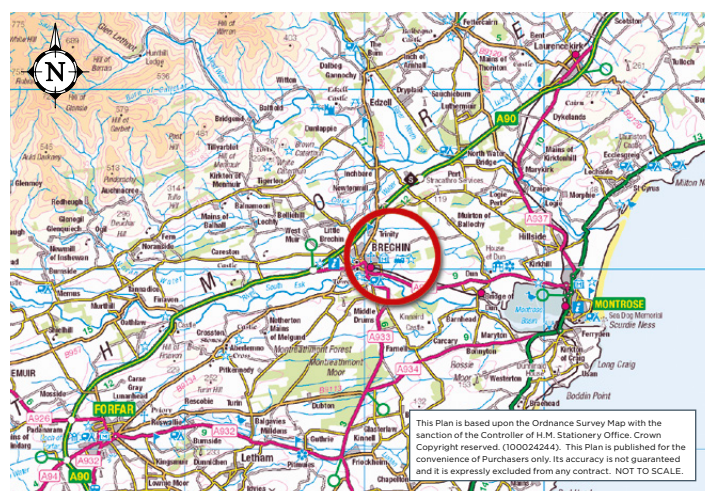
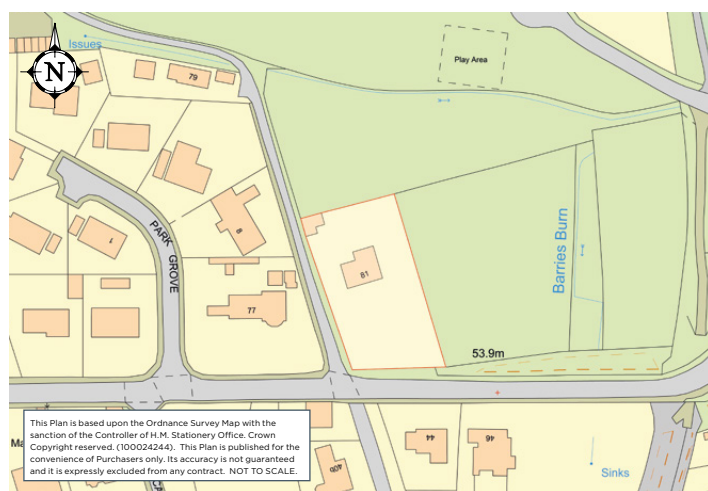


Second Floor

□ = Reduced head height 1.5m



(Not Shown In Actual Location / Orientation)



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