An imaginative conversion to a very fine and well located country house
Lochmill House, Rescobie, by Forfar, Angus, DD8 2TD

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Forfar: 3 miles  
Arbroath: 12 miles  
Montrose: 14 miles  
Dundee: 17 miles  
Aberdeen: 50 miles

- Hallway, sitting room, dining room, living room, open plan kitchen / dining / living, office / playroom, utility room, master bedroom with en suite shower room, 4 further bedrooms, bathroom and shower room.
- Attached double garage
- Enclosed gardens with greenhouse and stores and wooded areas
- About 3.1 acres
- EPC rating = C
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, together with skiing at Glenshee. Fly fishing is available locally at Rescobie. As well as a local golf course at Forfar there are two courses at Letham Grange (Arbroath) and Carnoustie is within easy driving distance. There are pleasant sandy beaches at Lunan Bay and at St Cyrus, which is a nature reserve. In addition there are red sandstone cliffs north of Arbroath, home of the famous smokie. The nearby Balgavies Loch is also a nature reserve and there are walks in Montreathmont Forest. The Murton Trust visitor farm is also located close by.

There are primary schools at Aberlemno and in the nearby village of Letham, which also provides local shopping. The local towns of Arbroath, Brechin and Forfar, the county town, provide more extensive shopping, together with secondary schooling, leisure centres and business facilities. Private schooling is available at Dundee High School with a bus from Forfar.

The A90, at Forfar and Brechin, provides fast access to Dundee, Perth and central Scotland, and north to Aberdeen. Both Dundee and Aberdeen provide all the services expected of major centres and business facilities. Private schooling is available at Dundee High School with a bus from Forfar.

The layout and size of the reception rooms creates a house that is ideal for entertaining. The bedrooms are also well proportioned and as such the house is ideal for modern family living. The large open plan kitchen is very much the hub of the house.

A gravelled drive, with rhododendrons, leads up to parking and turning areas at the house. A covered entrance with a wooden front door with leaded side lights, opens to the hallway. This has picture and dado rails, four uplighters, wall panels and a wooden floor. Off this is the imposing sitting room with a double height ceiling and which has a fireplace housing a wood burning stove, five uplighters and spiral stairs up to a galleried study area. Steps from the hallway lead up to the dining room which has cornicing, wooden flooring, uplighter, storage cupboard and which connects through to the living room. This is a double aspect room with cornicing, three uplighters and double doors linking through to the kitchen, creating an ideal and informal living space. A further door from the living room leads up to the office/playroom which has Velux roof lights and fitted cupboards.

The open plan kitchen with living and dining areas is very special and has Amtico flooring, full length windows, and French doors out to the garden. The fitted kitchen comprises wooden wall and floor units with soft closing drawers, Corian worktops and fitted appliances include an Electrolux fridge / freezer and double oven / grill, Zanussi dishwasher, Electrolux five ring gas hob with extractor, together with a sink and breakfast bar. In addition there is ample space for seating and informal dining together with a walk in shelved storage cupboard. Double doors from the kitchen open to an inner hallway, which links back to the hall and has a walk in shelved storage cupboard. Off this is the shower room which has a tiled shower, wash basin, WC and a tiled floor. Bedroom 1 is currently used as an office and has cornicing. The utility room has fitted wall and floor units with tiled splashbacks, sink, plumbing for washing machine, two wall mounted Worcester boilers and a door to a garden terrace. The bathroom has a freestanding oval bath, wash basin, WC and tiled flooring. The bedroom wing has wooden flooring and a hatch to a roofspace. A further door from the living room leads up to the office/playroom which has Velux roof lights and fitted cupboards.

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DESCRIPTION
Lochmill House is a hugely imaginative and very well presented country house. It was originally a farm steading, known as Clocksbriggs Farm, and was fully converted in 1999. Parts of the original building are believed to date back to the 1600s. There is a date stone of 1678. The conversion created what is in effect a new house within an original shell. One of the many unique features is that the former “Round House” has been retained, and this is now a dramatic open plan kitchen with living and dining areas. More recently in 2010 the double glazed windows were replaced, a new central heating boiler was installed with a pressurised hot water tank, and many of the radiators were renewed. At the same time the kitchen, together with the bathroom and shower rooms were refurbished, and new flooring was installed in the hallway, utility room and in the kitchen. As such Lochmill House is an extremely well presented and maintained house.

It occupies an enviable position, close to Rescobie Loch and with easy access to Forfar and to the A90 dual carriageway beyond. The house is laid out to capitalise on its position and outlook, with most of the accommodation arranged on one floor. The reception rooms and the kitchen look out over lovely gardens and grounds.

Attached is a double garage with an original fireplace, fitted storage units and steps up to a floored loft (6.95 m x 3.05 m). The garage could have potential to create further accommodation subject to obtaining any necessary planning consents.

SITUATION
Lochmill House is situated in an attractive rural setting of rolling Angus farmland, on the northern edge of Rescobie Loch. To the south is Dunnichen Hill, with Turin Hill immediately to the north. The Angus Glens, which reach deep into the Grampian Mountains, are to the north. The Angus coastline is only some 12 miles to the east.
The garden in front of the house is enclosed by fencing, and a gate on the drive, and comprises lawn with trees. The garden behind the house is also enclosed and has a sheltered and private paved terrace linking to the kitchen, together with a stone trough with a water feature. This part of the garden includes lawns, shrubs, together with apple, plum, pear and walnut trees and a twisted hazel. At the back of the house is an attached wooden garden store (4.15 m x 3.05 m) and a wood store (1.75 m x 2.8 m max) and a greenhouse.

Beyond is an area which includes a wooden potting shed (4.4 m x 4.5 m), raised vegetable beds, composting bins and a further greenhouse (3.5 m x 6 m). In addition there are fruit and vegetable borders with watering points. A grassed area leads down to a small plantation with birch, pine and willow trees.

**General Remarks**

**Viewing**
Strictly by appointment with Savills – 01356 628628.

**Directions**
If coming from the north on the A90 (Aberdeen to Dundee dual carriageway) take the second turning into Brechin, signposted Arbroath (A933), passing the Brechin Castle Centre and then turn right onto the B9134 signposted Aberlemno. After 1.1 miles take the turning on the left signposted Pitkennedy. Continue for 5.3 miles and at the T junction turn left signposted Letham and Forfar. After 0.6 miles turn right onto the B9113. Continue for 2 miles and the turning into Lochmill House will be seen on the right after passing Rescobie Church and Loch.

From the south take the A90 to Forfar. From Forfar take the B9113 signposted for Montrose. Continue on this road for some 4.5 miles, and the turning into Lochmill House will be seen on the left, after a high hedge, and before reaching Rescobie Loch.

**Outgoings**
Angus Council tax band G.

**Energy Performance Certificate**
EPC rating = C

**Solicitors**
Raeburn Christie Clark & Wallace
1 Market Buildings, Stonehaven AB39 2BY

**Services**
Mains water, electricity and gas. Gas fired central heating.
Private drainage.

**Fixtures and Fittings**
Fitted carpets, curtains and light fittings are included.

**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.

**Important Notice**
Savills, their clients and any joint agents give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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