



GALLERY

BY MONTROSE ▪ ANGUS





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A90 2 miles, Montrose 6.5 miles, Dundee 32 miles, Aberdeen 35 miles, Perth 53 miles, Edinburgh 93 miles

ONE OF THE FINEST HOUSES IN ANGUS

Hall, two drawing rooms, panelled room, library, the gallery, study, breakfast room, kitchen, principal bedroom with two dressing rooms, en suite bathroom and boudoir sitting room, three further bedrooms with en suite bathrooms

Integral wing with kitchen, living room, bedroom with en suite shower room, two further bedrooms and bathroom

Basement with garaging, stores, cellars, laundry / boiler room and WC

Renowned walled garden, riverside walks

Arable fields and paddocks. Coach house with storage. Pole barn, large agricultural storage buildings

In all about 85 acres

EPC rating = G

SAVILLS BRECHIN
12 Clerk Street
Brechin, Angus
DD9 6AE
brechin@savills.com
01356 628628



SITUATION

Located on the east coast of Scotland, Angus is a county renowned for its heather clad hills, productive farmland and attractive coastline. Gallery is situated just to the south of the River North Esk which is the county boundary between Angus and the historic county of Kincardineshire, now part of Aberdeenshire. The county of Angus stretches from Dundee, City of Discovery and home to the recently opened V&A Museum, up to the Montrose Basin, an important sanctuary for thousands of waders, wildfowl and migrating geese. Gallery lies midway between Dundee and Aberdeen, the oil capital of Scotland.

Gallery is situated within established grounds on the south side of the River North Esk with views to the east towards the southern end of the Hill of Garvock. It is an appealing area, comprising rolling fields and countryside, while to the north are the Angus hills and glens. The property is ideally situated for those who wish to enjoy the range of outdoor pursuits offered locally. As well as on the North Esk, salmon and sea trout fishing is also available on the River South Esk and the West Water. The Angus glens also offer some of the best hillwalking in eastern Scotland and skiing at Glenshee. From Edzell the scenic Cairn o' Mount route gives access to Deeside. Golf courses in the area include Edzell and Montrose, with the championship courses at Carnoustie and St Andrews also being easily reached.

There are pleasant sandy beaches at Lunan Bay and St Cyrus, which is a Nature Reserve.

Both Montrose and Brechin are well served with local shops, business and leisure facilities together with nurseries and schooling. There is a swimming pool at the new community campus in Brechin and also a pool and sports centre in Montrose. There are primary schools at Stracathro, Hillside and Marykirk. Private schooling is available in Aberdeen and at Lathallan (Johnshaven), which has its own bus service from Brechin, as has Dundee High School. Other schools include St Leonards in St Andrews, Glenalmond and Strathallan.

The A90 provides fast access to Aberdeen and south to Dundee and Perth. At Perth, it connects with the M90 to Edinburgh and the A9 to Glasgow. Both Aberdeen and Dundee are easily reached and offer all the services expected of major cities. There are railway stations at Montrose and Laurencekirk on the east coast main line with regular services to Aberdeen and the south, including a sleeper to London. Journey times to Aberdeen and its airport are much improved with the opening of the Western Peripheral Route. Aberdeen Airport provides a range of domestic and European flights, and there are services from Dundee to London City and Belfast. Edinburgh Airport is easily accessible.





HISTORICAL & ARCHITECTURAL NOTE

John Gifford in *Pevsner Architectural Guide of Dundee and Angus* (Yale University Press 2012) describes Gallery House as an “unshowy but not unsophisticated laird’s house built in 1677 – c1680 for Sir John Falconer, Master of the Mint. Thomas Wilkie, mason in Edinburgh, was the builder and perhaps the architect”.

Research by the keeper of the Archives in 1903 reveals that the first records of Gallraw (Gaelic for King’s Haugh), later Galray, now Gallery, was a grant of charter from King David II to the Oliphants who held the property for some 300 years. The lands were bought by Sir Alexander Falconer in 1612, grandfather of Sir John. In 1725 the lands were bought by Thomas Foulerton and were held by his family until 1785. It was then acquired by David Lyall, a naturalised Swede, who chose to retire to his native country, and was owned by his successors until the early 20th century. Until 1935 it was owned by David Low, who lived at Balmakewan, on the other side of the river. There were then several other ownerships and the house was used as a hotel in the 1980s.

Warden, in Angus or Forfarshire, *The Land and its People* (1880s) wrote “The white walls of the mansion contrast finely with the green foliage of the surrounding noble specimens of arboriculture which adorn the grounds. These trees consist of horse chestnut, beech, silver fir and other sorts, which are not surpassed in size by many in Angus, and they throw an air of dignity over the scene. To the east of the house there is a good walled garden, well stocked with fruit trees and fine old flowers, which it does one’s heart good to see. The grounds extend to the North Esk, which flows past at a little distance from the house, and is a beautiful object in the landscape.”





In the Queens Scotland, The Eastern Counties (Hodder & Stoughton 1972), Nigel Tranter describes how "near where the Gallery Burn joins the Esk, a mile north of the church, is Gallery House, a highly attractive and interesting late 17th century laird's-house, tall and whitewashed, on the E-plan with two tower-wings and Fullerton heraldry. The weather-vanes of the towers are dated 1680, and there is a fine walled garden to the west. The estate passed from the Fullertons to the Lyall family – the former descending from Fowlers to the king at Kincardine. This is one of the finest and least altered examples of the immediately post-fortified period in Angus."

DESCRIPTION

Gallery House is one of the loveliest houses in Angus. It is considered to be one of the earliest and finest Renaissance houses in Scotland. The house is of a very stunning and symmetrical design, with similar accommodation on either side of a central stone staircase. Built of harled stone under a slate roof, it is three storeys high. A two storey wing, which can be integrated with the main part of the house, or self contained, was added in about 1743. If required there could be scope for a further one bedroom flat over the annexe, subject to any necessary consents. It faces east and west with views out over its own grounds, and nestles close to the River North Esk. Since being acquired by the sellers, it has benefitted from considerable improvements. In 1996 the roof was re-slated and the lead work renewed. In the following years, the interiors of the house and wing, including the kitchens and bathrooms were comprehensively refurbished, allowing the building to be adapted for modern living while retaining its fine character and features. These include original pine panelling and doors, the long gallery at first floor level and the magnificent ornate plaster ceiling in the Drawing Room, as well as cornices in all the main rooms. At the same time adjoining lands and buildings were acquired, which provides an improved setting for the house, and allowed for further tree plantings. Gallery



now comprises a small estate with useful income, arable land and amenity woodland, tucked into a bend in the river. The well renowned gardens, were extensively redesigned, with assistance from Veronica Adams, and have in the past been opened by appointment and for charity days for Scotland's Garden Scheme.

A tarred drive leads up to a turning circle in front of the house. There is a coat of arms over the front door. Outer storm doors, with a partially glazed inner door, open to a stone flagged hall with a stone arch to the main staircase with a walk in understair cupboard. Off this is a drawing room (previously used as a dining

room) with two wall lights, panelled to dado level and an open fireplace with wooden mantel. The fine panelled sitting room has window shutters, and an open fireplace while the library also has part panelled walls and a fireplace with a cast iron fire with a raised grate, together with fitted bookcases. Beyond is a side hall with a lobby, side entrance door and a tiled floor. A part panelled cloakroom has a porcelain sink, window shutters and a separate WC with washbasin. On the other side of the hall is the breakfast room which has a fireplace with wooden mantel and tiled floor. An arch links to the fully fitted kitchen with wooden wall and floor units, wooden and marble worktops, under counter fridge, Bosch



dishwasher, double porcelain sink, two ring electric Bosch hob, four oven AGA, tiled floor and walk in larder with fitted shelves.

The imposing stone flag staircase leads up to the first floor landing. There is an upstairs drawing room (used as a cinema room), with a magnificent ornate plaster ceiling, chandelier, fireplace with mantel, Sony Bravia TV with sound system, two wall lights and a wooden floor. The superb gallery has two fireplaces with mantels (one either end of the room), three chandeliers, ten wall lights and a wooden floor. Off this, a study has fitted desks, storage units, and a fireplace with mantel. A laundry room has

fitted shelves, porcelain sink and a Blomberg washing machine / dryer, clothes pulley, linen shelves and there is a walk in cupboard. The part panelled bedroom suite (known as the Pope's room) has a fireplace, built in hanging cupboard and an en suite bathroom with bath, pedestal washbasin, WC, dado rail and a deep shelved cupboard. The stone staircase continues to the second floor. Here the impressive principal bedroom suite has two wall lights and a fireplace with an ornately carved mantel. Off this is a dressing room with part panelled walls, two walk in hanging and shelved cupboards and a fireplace. The Boudoir sitting room has a stone fireplace with raised grate, and two wall lights.

A further dressing room has a fireplace with mantel, corner cupboard, built in hanging wardrobe and an en suite bathroom which has a large spa bath, two washbasins with granite worktops and cupboard below, bidet, WC, further cabinets and display shelves. A cupboard houses a tea making sink with Indesit fridge and shelves. Bedroom three has a cast iron fireplace with mantel, window seat and en suite bathroom with bath with tiled surround, pedestal washbasin, WC, bidet and dado rail. Bedroom four also has a cast iron fireplace with mantel, together with two wall lights and an en suite bathroom with a free standing bath, pedestal washbasin, WC, bidet, shower cubicle and two wall lights. Steps lead up to floored attics and roof space.

Accessed from the kitchen is a rear lobby with an entrance door, shelf and coat hooks. Beyond is a fully fitted kitchen with wooden wall and floor units with tiled splashbacks, Belling double oven / grill, Tricity Bendix hob, Bosch dishwasher, fridge, Fridstol range cooker, sink and the original bread oven. There is ample space for informal dining. The living room has four wall lights, fireplace with wooden mantel, and a downstairs bedroom is currently used as a store room / laundry. Steps lead up to a landing with a walk in storage cupboard. The bathroom has a bath with tiled surround and shower, washbasin,





WC and extractor. Bedroom two has fitted wardrobes, a built in cupboard and an en suite shower room with corner shower cubicle with wet walling, pedestal washbasin and WC. Bedroom three has built in wardrobes.

Below the wing is garaging, stores, cellar, staff room / boiler room and a WC. There is a Buderus boiler and a separate Worcester Danesmor 30 / 95 boiler for the wing, together with a Bush washing machine.

The garden in front of the house is mainly an expanse of lawn. Close to the entrance is a sunken summer house, screened from the house and which dates from the 1980s. It was previously used as an office but is now in some disrepair, and along with some former trout ponds has potential for other uses, subject to obtaining any necessary consents. Adjacent to the wing is an enclosed paved area, while to the north of the house is a stone built former coach house (5.5 m x 23.7 m). Substantial and attractive, it has a date stone of 1743 with a concrete floor, water, power and light. It is used for estate / garden storage and as a workshop. There are two adjoining former dog kennels with runs. There are two other drives, one coming due south from the back of the house, and a tarred and tree lined drive leading to the west gate.

Lying immediately to the north of the house is the walled garden. An exceptional garden, this has featured in magazines such as Home & Garden (2015), English Garden (2017), Country Life (2018) and Scottish Field (2019). It dates from the mid 18th century and can be seen from the house. The garden is cleverly designed into different sections by paths which intersect at the centre, where there is a stone sundial, erected in 1786. Described in 2019, for Scotland's Garden Scheme, which indicated that the "redesign and replanting of this historic garden have preserved and extended its traditional framework of holly, privet and box. A grassed central alley, embellished with circles, links themed gardens, including the recently replanted Gold Garden and Hot Border, with the fine collection of old roses and the fountain and pond of the formal White Garden." In addition, there is a vegetable and fruit garden, a lean to greenhouse (1.8 m x 6.15 m), a small aviary with a doo'cot and a further greenhouse (3.15 m x 4.85 m).

Beyond the garden are some paddocks, one with a field shelter, which lead to some lovely walks along the wooded bank overlooking the river, and adjacent to the river itself.

To the north east of the house and adjacent to the garden, is a range of double span steel framed block and brick built sheds. (approx. 18 m x 35 m and 17.3 m x 36.4 m). These are currently let to a local agricultural contractor, providing a useful income, and benefit from two phase electricity. An adjoining steel framed lean to (8.15 m x 36.5 m), again with a concrete floor, and with brick walling and a corrugated roof. Adjacent is a pole barn (48 m x 11.8 m) with concrete floor and corrugated roof, and was used as a lambing shed. There is a WC.

The land at Gallery is very productive and is mainly classified by the Hutton Institute as Class 3(1) with some Class 2, which is suited to a wide range of arable crops. Until recently a small flock of sheep were kept, so there is a mixture of temporary grass and arable fields, as well as some permanent grass. The farmland extends to some 53.4 acres, with the arable fields being contract farmed with a local farmer, again producing a useful income. The grass fields have been let under a seasonal grazing agreement. There are additional areas of woodland, beside the river.



GENERAL REMARKS

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From the A90 (Dundee to Aberdeen dual carriageway) at Northwaterbridge, some 4 miles south of Laurencekirk, and 3.5 miles north of Brechin, being the county boundary between Angus and Kincardineshire, turn signposted for Hillside. After 0.5 miles turn left, signposted Gallery and Marykirk. Continue for 1.3 miles and take the third entrance into Gallery House, on the left.

Alternatively from the A937 (Montrose to Laurencekirk road) to the south of Marykirk, and its bridge, take the turning signposted Gallery and Northwaterbridge. Continue for 1 mile and the entrance into Gallery House will be seen on the right.

Outgoings

Angus Council tax band H.

Energy Performance Certificate

EPC rating = G

Environmental Stipulations

Gallery House is Listed Category A.

Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE

Services

Mains water (through a private pipe) and mains electricity, private drainage.
Oil fired central heating (with separate system in the wing).

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

Fishing Hut

The river bank and fishings on the River North Esk are not owned. The owner of the fishings has a right of access past the agricultural buildings to the

fishing hut (which is not owned by the sellers) and to the river bank, and also to the WC, known as the Gallery Hostel.

Basic Payment Scheme (BPS)

Basis Payment Scheme entitlements are included in the sale. There are 20.9 units of Region 1 entitlements and 0.88 units of Region 2 entitlements.

Gas Pipeline

A gas pipeline crosses along the bottom edge of the arable field in front of the house.

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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken 2019 and 2020. Particulars prepared October 2020. Our Ref: DRO201009 Brochure by brochures@wordperfectprint.com



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Gross internal area (approx)

Main House: 775.4 sq m / 8346 sq ft

Including Limited Use Area (6.6 sq m / 71 sq ft)

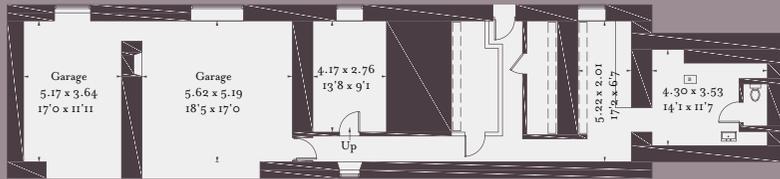
Wing: 148.6 sq m / 1599 sq ft

(Excluding Void)

Basement: 134.3 sq m / 1445 sq ft

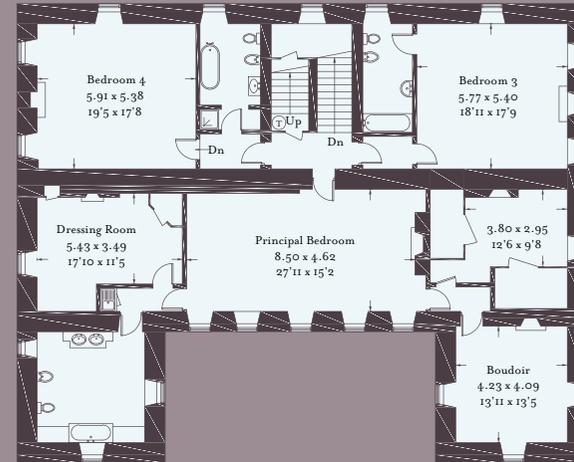
Total: 1058.3 sq m / 11390 sq ft

For Identification Only. Not To Scale.

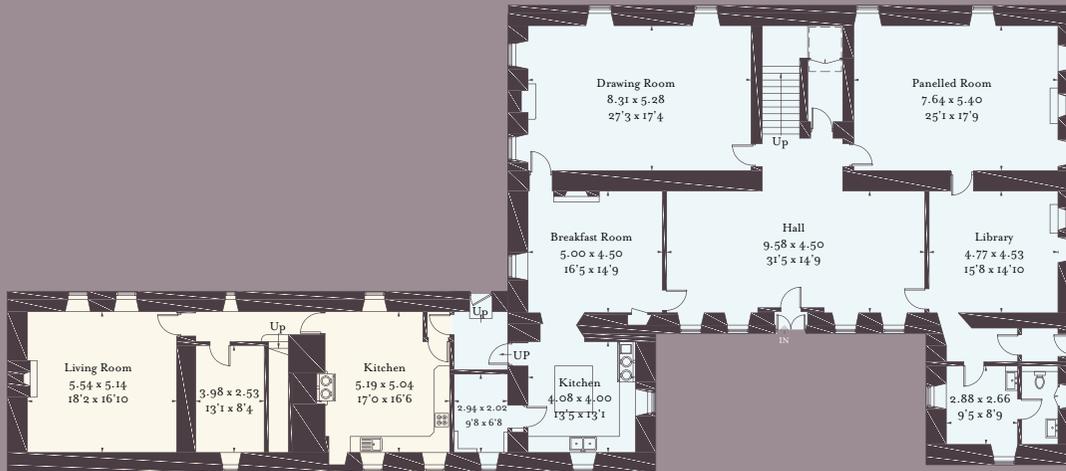


Basement

Reduced head height 1.5m

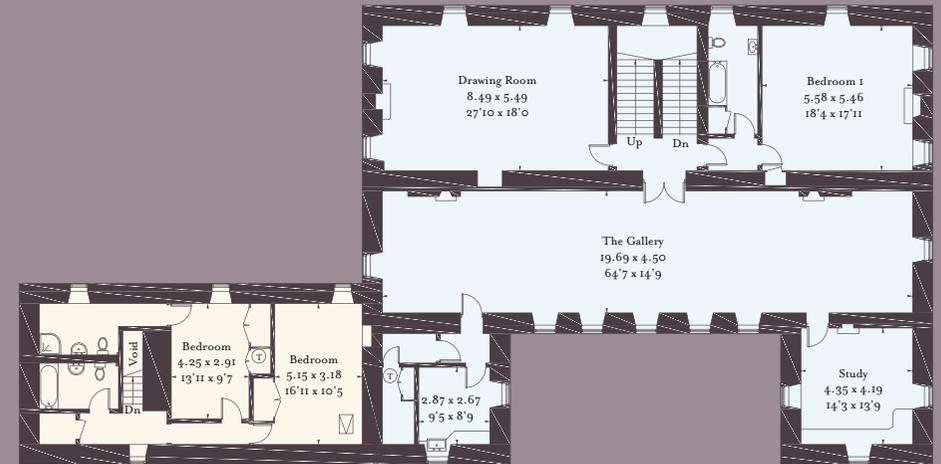


Second Floor



Wing

Ground Floor



Wing

First Floor



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