



# Country house with views

**Baldovie House, by Montrose, Angus, DD10 9TJ**

Freehold







Entrance vestibule • hallway & dining room • sitting room living room • kitchen • utility room • inner hallway • laundry WC, office • 4 bedrooms (one en suite) • bathroom shower room • Integral double garage • Lovely gardens and grounds • About 0.68 acres • EPC rating = E

#### Situation

Baldovie House is enviably situated just to the south of Montrose Basin, with fabulous views over the basin and to the Angus glens. Montrose Basin is a surrounded tidal basin which is a renowned wildlife habitat and nature reserve. It is home to a fascinating variety of wildlife, particularly migrating birds, including large numbers of duck and geese. The river South Esk flows into the basin and on into the North Sea and the basin, famed for its spectacular sunsets, is ever changing with

tidal flows. The surrounding countryside is mainly rolling farmland. The coastline around Montrose comprises sandy bays and red sandstone cliffs. As well as the beach at Montrose, there are popular beaches at St Cyrus and Lunan Bay.

There is a primary school in nearby Ferryden. Montrose offers primary and secondary education, a wide range of shopping, together with leisure facilities at the new sports centre and swimming pool. Independent schools in the area include Lathallan (Johnshaven),

the High School of Dundee and those in Aberdeen, with pupils catching trains from the station to either Aberdeen or Dundee. Golf courses in the area include Montrose, Edzell and the championship course at Carnoustie. Fishing can be taken on the nearby rivers North and South Esk, while sea fishing is also available locally.

The A92 coast road runs from Stonehaven to Dundee via Montrose and Arbroath, while inland the A90 dual carriageway runs north from Dundee to Aberdeen. The cities of Aberdeen and Dundee are easily reached, and provide all the services expected of major centres. Journey times to Aberdeen and Aberdeen Airport have been much reduced with

the opening of the Western Peripheral Route. Montrose is served by the East Coast railway line with regular services to Aberdeen and to the south, including a sleeper service to London. Aberdeen Airport has a range of domestic and European flights and there are services from Dundee to London. Edinburgh Airport is also easily reached.

#### Description

Baldovie House is a most attractively situated country house, with stunning views over the Basin and to the House of Dun (which is owned by the National Trust of Scotland) and to the hill beyond. It is reported that there has been a house at Baldovie for some considerable





time. Records show that Andrew Melville was born at “Baldovy” in 1545. He was a renowned church reformer and Presbyterian, and is viewed as the successor to John Knox. He was principal of Glasgow University and St Mary’s College, St Andrews, and was elected Moderator of the General Assembly in 1578, and again in 1582, 1587 and 1594. Imprisoned for his beliefs in the Tower of London from 1606 to 1611, he died in France in 1622. He is also well known for being taught from the age of 6 “to use the glubb for goff” thus putting Montrose on the map of early golf in about 1562.

Baldovie House was originally a small farmhouse and is harled with a slate roof and is fully

double glazed. It was extended in the late 1980s and in the 1990s, and it was acquired by the sellers in 2008. Since then they have refurbished the shower room, bathroom and the en suite, have redecorated through much of the house and re-carpeted most of the rooms downstairs. In addition the plumbing was upgraded and the hot water tank renewed. It is an attractive and spacious house with good sized reception rooms. The sitting room and living room are accessed directly off the spacious hallway and dining room, making it ideal for entertaining, particularly given that the sitting room, along with the kitchen, has access to the garden. A small office makes it ideal for home working, and with

three bedrooms upstairs and one down it is perfect for family living. The sitting room, dining room and kitchen all benefit from the views, as does the principal bedroom upstairs.

A gravel drive with trees and shrubs leads down to a gravelled parking and turning area, adjacent to the house and garage, with a circular bed with a copper beech. A wooden front door opens to an entrance vestibule with a tiled floor and an inner glazed door, with side lights, to the open plan hallway and dining room, which has a staircase to the first floor and an understair cupboard. Double doors open through to the sitting room with a picture window, and with a Hamlet wood burning stove set in a

stone wall with granite hearth and display shelves. In addition there are two wall lights, a sliding door to the garden and oak flooring. The living room also has a stone wall with a Villager wood burning stove, together with a beamed ceiling and fitted bookshelves. Also off the hallway is the inner hallway which has fitted and shelved storage units with a hanging cupboard and which leads to the integral garage and to a WC with washbasin with vanity unit and WC and two wall lights. Beyond is the laundry room with fitted shelves, plumbing and venting for a washing machine and dryer and a door to the garden.

On the other side of the dining room is the fully fitted and well appointed kitchen which has





wooden wall and floor units with tiled worktops, Bosch dishwasher, sink, display cupboards, Bosch eye level microwave, double oven / grill, under counter Bosch fridge, Hotpoint ceramic hob with extractor, together with French doors to the garden and ample space for informal dining. Behind is the utility room with a walk in cupboard housing a Thermorossi oil fired boiler. The shower room has a tiled shower cubicle, pedestal washbasin, WC and a tiled floor while bedroom one links through to the office with sliding patio doors.

Wooden stairs lead up to the first floor landing. Bedrooms two and three have built in hanging and shelved wardrobes. The family bathroom is timber

lined with a bath with shower, washbasin, WC and tiled floor. The principal bedroom makes the most of the views and has fitted hanging and shelved wardrobes and a partially tiled en suite shower room with shower cubicle, washbasin with vanity unit, WC and two wall lights.

The integral double garage has two up and over doors (one being electric) and an inspection pit. Outside there is a former dog kennel and run, which is now used as a screened bin storage area. The main area of garden lies to the north of the house and is a delight. It is enclosed and is cleverly divided into different sections by hedges and comprises lawns, a small pond with a paved seating area,

two good weeping birches and a willow. It provides shelter and privacy, and benefits from the views. There is a lovely paved patio linking to the house, together with vegetable borders, a wooden garden shed with a slate roof (3.05 m x 2.4 m) and a further wooden shed (1.8 m x 1.75 m).

### General Remarks

#### Viewing

Strictly by appointment with Savills - 01356 628628.

#### Directions

If coming from the north on the A90 take either the A92 at Stonehaven, or the A937 at Laurencekirk, to Montrose. Proceed through Montrose

heading south on the A92 and then take the A934 signposted for Forfar. After 0.5 miles the drive into Baldovie House will be seen on the right.

If coming from the south on the A92 (Arbroath to Montrose road) head north for some 9 miles from Arbroath, passing the sign on the right for Craig. Take the next turning on the left, signposted Maryton. Proceed down the hill and then turn right on to the A934 and the drive into Baldovie House will be seen on the left after 0.2 miles.

Alternatively if coming from the south on the A90 turn off at Forfar and then take the B9113 signposted to Montrose. Proceed straight over the junction with the A933 and





continue on the A934 for a further 5.5 miles. The turning into Baldovie House will be seen on the left after passing the former Maryton Church.

#### **Outgoings**

Angus Council tax band G.

#### **Energy Performance Certificate**

EPC rating = E.

#### **Solicitors**

Scott Alexander, 46 High Street, Montrose, Angus, DD10 8JF.

#### **Services**

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

#### **Fixtures and Fittings**

Fitted carpets and light fittings are included except for the hanging light in the dining room. The curtains in the living room, dining room and bedroom one are excluded.

#### **Access**

The neighbouring farmer has a right of access over the drive bellmouth to the field.

#### **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.



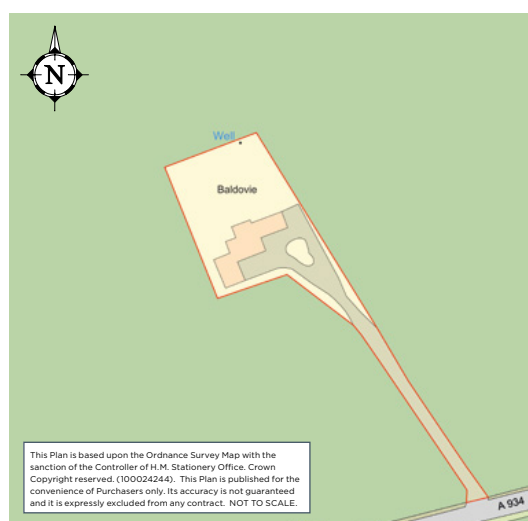
**Baldovie House, by Montrose, Angus, DD10 9TJ**  
**Approximate Area = 304.8 sq m / 3281 sq ft**  
(Including Garage / Excluding Void)

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