



THE CROFT



24 MAIN STREET ▪ LONGFORGAN ▪ BY DUNDEE





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Outstanding and beautifully presented house

*Dundee city centre 7.5 miles, Perth 15.5 miles, St Andrews 20 miles, Edinburgh 56 miles, Aberdeen 72 miles
(All mileages are approximate)*

Entrance vestibule ▪ Dining hall ▪ Drawing room ▪ Sitting room ▪ Butler's pantry
Study ▪ Kitchen / breakfast room ▪ Utility room ▪ Bedroom with en suite shower room
Six further bedrooms ▪ 2 bathrooms ▪ Shower room ▪ Further kitchen

Garage ▪ Car port and stores ▪ Delightful gardens

ABOUT 1 ACRE

EPC rating = F



Savills Brechin

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SITUATION

The Croft is situated in a lovely but very accessible location within the village of Longforgan, just to the west of Dundee, with south facing views over the River Tay to Fife. The village is within an area known as the Carse of Gowrie which stretches from Dundee along the River Tay to Perth. To the north are the Sidlaw Hills.

The A90 dual carriageway is close by and Dundee city centre is easily reached. The property is well located for Ninewells Hospital, the Technology Park, the universities, Botanic Gardens and the airport, which are all located on the western side of the city. The A90 links to Perth and Edinburgh, and north to Angus and Aberdeen.

There is a primary school, village shop / post office, pub, bowling club and church in Longforgan. Dundee offers all the facilities expected of a major city. Secondary schooling is available at Harris Academy or at Perth High. Private schooling is available at the High School of Dundee, St Leonards, Strathallan or Glenalmond, as well as Craigclowan in Perth and Kilgraston. In Dundee there is a mainline railway station with services to both north and south, including a sleeper. Dundee is an established centre of excellence in education, life sciences, medicine and dentistry, and has renowned cultural facilities, including the new V&A museum. Dundee Airport has flights to London City, and Edinburgh Airport is easily reached.

Away from the city, the range of outdoor pursuits is impressive, including sailing on the Tay, angling and walking in the Sidlaw Hills. Over the River Tay is St Andrews, "Home of Golf", whilst the championship course at Carnoustie is only a few miles up the coast, and the course at Piperdam is close by.





DESCRIPTION

The Croft is a delightful period house, beautifully presented, and full of charm. Charles McKean and David Walker in Dundee, an Illustrated Architectural Guide (RIAS1993) describe The Croft as a "substantial home of considerable charm... picturesque design of bays, corners, neuks, plaster panels, large chimneys, diamond-paned glass and receding roofs to each storey...". Sitting within its own sheltered and screened gardens with views to the Tay, it is an architecturally very pleasing house, both internally and externally. The original part of the house was a farmhouse, known as Northbank, on the Castle Huntly estate. In the 1880s it belonged to a minister's son, who was involved in the jute industry. At that time the house was extended by the renowned architect John Murray Robertson. The house at one point belonged to the Cox family, who were one of the pre-eminent jute merchants in Dundee. It is a unique, pretty harled house with interesting roof lines, including a weathervane and an entrance tower, together with delightful diamond paned sash and case windows, which have been completely renovated by the current owners, ensuring that the house still faithfully reflects the original architect's original vision.

The Croft was acquired by the sellers in 1999. Since then, they have embarked on a substantial programme of refurbishment while fully respecting the original design integrity of the house which has been both retained and enhanced. As well as the windows these works have included rewiring, re-plumbing, redecorating and re-carpeting. In addition the chimneys have been re-pointed, the loft insulated, a new garage and car port added along with landscaping in the garden. Internally some of the living space was re-configured and updated including additional panelling being added to the inner hallway, and the kitchen and bathrooms were refurbished. This has all been thoughtfully done, resulting in a beautifully presented period house. Original features such as panelling, together with cornicings and wood finishes are still in situ or replaced to the original design. With interlinking and good-sized reception rooms the house is perfect for entertaining. Upstairs are six bedrooms (with an additional ground floor bedroom) and

with outside steps at the back giving separate access to the first floor if desired. This allows the potential for a self contained annexe with a bedroom, sitting room, kitchen and bathroom, offering the potential for multi-generational living or holiday letting. In addition, an efficient biomass wood pellet heating system has been installed.

The entrance from Main Street leads to some fine gate piers topped by ornamental dogs, with wrought iron gates which open on to a tarred drive that leads round past the house

to the garage and to the front door. Wooden doors open to a hexagonal entrance vestibule with two shelved display alcoves with cupboards below, a delightful mosaic tiled floor and an inner partially glazed door to the dining hall. This imposing room has panelled walls, display alcoves with cupboards below, decorative carved wooden pillars, a cloak cupboard, a large bay window and double opening doors to the drawing room. This is another fabulous room with a large bay window, French doors to the garden, fireplace with period mantel housing a Living Flame gas fire and two

wall lights. On the other side of the dining hall is an inner hallway linking to a sitting room, study and kitchen. The cosy study has a shelved recess with a cupboard below. The spacious and well appointed kitchen / breakfast room has a beamed ceiling. The fully fitted kitchen has wooden floor units, granite worktops, a deep porcelain sink and upper shelved units. Appliances include a Bosch dishwasher and fridge / freezer, AGA with electric side module and timber mantel above. Doors link to both a side hallway, and to a back hall with a side entrance door to a sheltered outdoor





seating area. The utility room has fitted units, a deep porcelain sink, Bosch washing machine, Bosch dryer, two deep storage cupboards (one shelved and one housing a hot water tank). Opposite is a shelved larder. Off the side hallway is a cloakroom with washbasin and WC and an understair cupboard.

The pleasing, double aspect sitting room has a panelled ceiling, fireplace with a period mantel and inset wood burning stove, together with a large bay

window to the rear. Off this is a butler's pantry with fitted shelves, storage units and a sink. Beyond is bedroom one which has a bay window, French door to the garden and an en suite bathroom with bath, shower cubicle, pedestal washbasin and WC.

From the dining hall panelled stairs lead to the first floor landing. The principal bedroom has a bay window with views across the Tay, and two fitted wardrobes. Next door is a shower room with a shower cubicle, pedestal washbasin, WC and a corner cupboard. Bedroom three has a large bay window and a cupboard. The side landing links through to the annexe and has a shelved linen cupboard and two shelved display recesses. Off this are bedrooms four and five while the family bathroom has a roll top bath with a panelled and marble surround, tiled shower cubicle, pedestal washbasin and WC. Bedroom six has a picture rail and could be incorporated into the annexe. A further bathroom has a bath with shower with wet walling, pedestal washbasin, WC and dado rail. Bedroom seven is currently used as a sitting room and has a bay window, and a corner brick fireplace with wooden mantel. A kitchen has fitted units with fridge, sink, Creda cooker with extractor and a Bosch washing machine. This has the potential to be another bathroom if needed.

Outside is a chalet style purpose built wooden garage with a box profile roof housing a BioWIN Windhager wood pellet boiler. This space is fully insulated and has previously been used as a gallery and workshop. The adjoining car port has storage cupboards and to the rear is a wood chip store (7 tonne).



The gardens are a delight. In front of the house is an expansive lawn leading to a B Listed balustrade terrace wall. There are shrub borders of azaleas and other plantings of interest. To the side are sheltered seating areas and there are some fine trees, including walnut and beech under which are spring bulbs and bluebells. Behind the house, and overlooked by the kitchen, is another delightful area which has some raised beds and a pond with a waterfall feature, together with a wooden summer house (3.1 m x 2.75 m approx.) and paved seating areas.

GENERAL REMARKS

VIEWING

Strictly by appointment with Savills – 01356 628628.

DIRECTIONS

From Dundee take the A90 towards Perth. Take the first turning into Longforgan and proceed into Main Street. Pass the turning into Eastbank Place and then take the 3rd driveway on the left signposted 22 & 24. Continue and the gates into The Croft will be seen ahead.

If coming from Perth take the Longforgan turning, and proceed into the village and on to Main Street. The turning into The Croft will be seen on the right, after 0.5 miles and just after passing the bowling club.

OUTGOINGS

Perth & Kinross Council tax band H.

ENERGY PERFORMANCE CERTIFICATE

EPC rating = F.

SOLICITORS

Blackadders, 30 & 34 Reform Street, Dundee, DD1 1RJ

SERVICES

Mains electricity, drainage and water. Biomass wood pellet heating, with a propane gas fire in the sitting room and an oil fired AGA.

FIXTURES AND FITTINGS

Fitted carpets, curtains and light fittings are included except for the curtains in the dining hall and sitting room which are excluded but may be available in addition. The hanging lights in the principal bedroom, stairs and ground floor bedroom are excluded. The urns at the front steps and the angel statue are also excluded.

ENVIRONMENTAL STIPULATIONS

The Croft is Listed Category B.

ACCESS

The Coach House and Briarwood have rights of access over the first part of the drive, but not beyond the gates.

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.

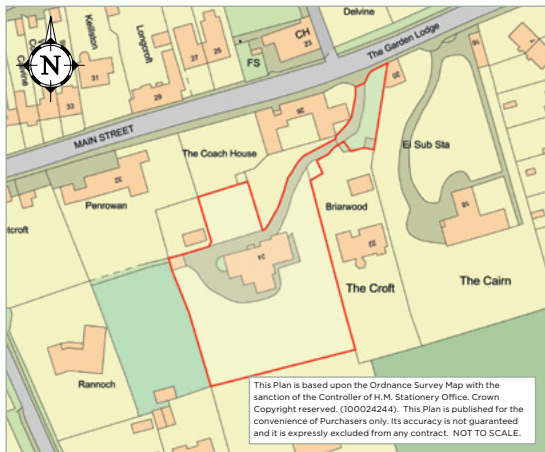
POSSESSION

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.

Approximate Area = 505.7 sq m / 5443 sq ft

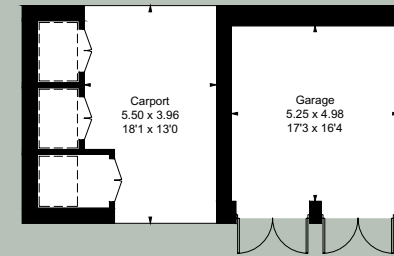
Garage/Store = 36.4 sq m / 392 sq ft

Total = 542.1 sq m / 5835 sq ft

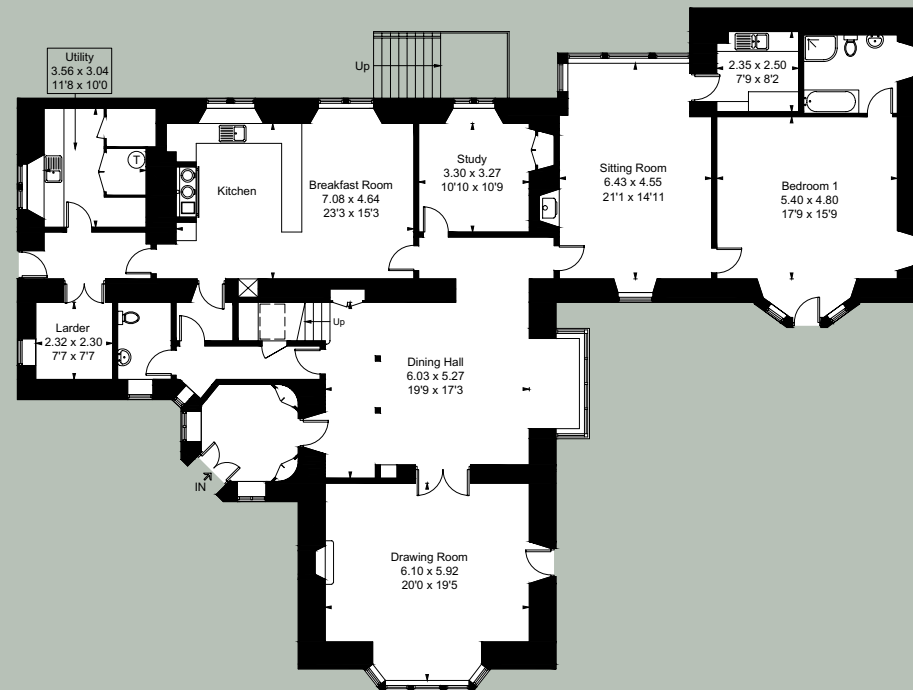
Including Limited Use Area

(7.3 sq m / 78 sq ft)

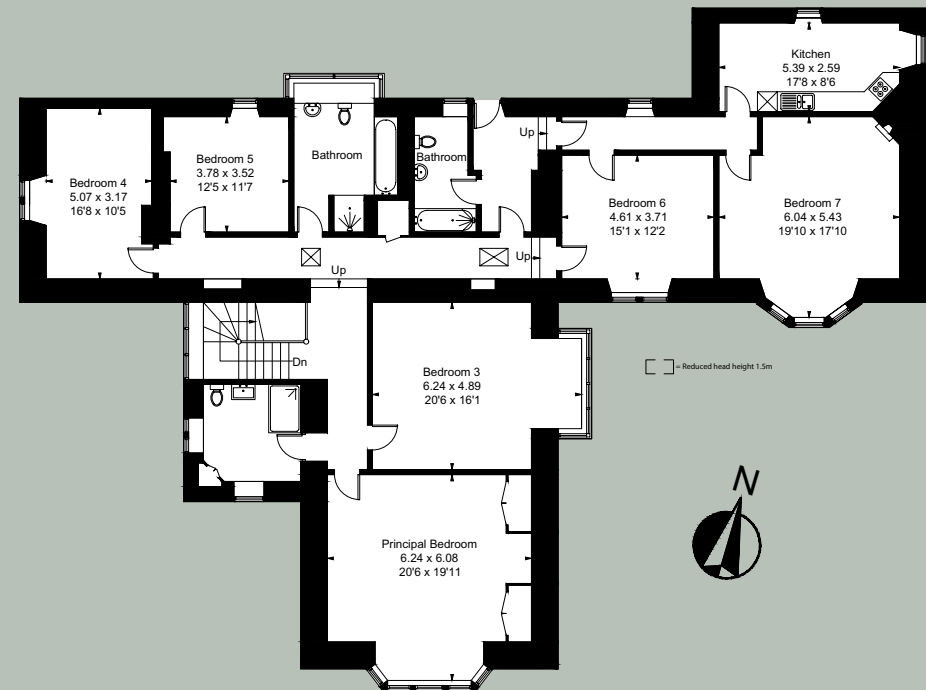
For identification only. Not to scale.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

IMPORTANT NOTICE They have no authority to make or give any representations or warranties in relation to the property. 1. 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. Our Ref: DRO210521



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