



Outstanding church conversion

The Old Church, Colliston, Angus, DD11 3RP

Freehold





Entrance vestibule • hall • sitting room • dining room • sun lounge • games room • kitchen • utility room • 5 bedrooms (1 en suite) • bathroom • shower room • Double garage
EPC rating = C

Distances

Arbroath 3.5 miles
Carnoustie 9.5 miles
Forfar 12 miles
Dundee 19 miles
Aberdeen 50 miles

Situation

The Old Church is situated in the small village of Colliston. This is an appealing and very convenient part of Angus, just inland from Arbroath, with its historic harbour, marina and abbey. It is well located for Angus towns. The A92 dual carriageway provides easy

access to Dundee, while the A90 dual carriageway links to Aberdeen. Angus boasts sandy beaches, scenic countryside and glorious heather glens. Recreational activities include fishing on the River South Esk. There are a number of well-known links golf courses in the area, including Carnoustie, Arbroath, Montrose and St Andrews and there are leisure centres at Arbroath and Montrose. Lunan Bay is a popular local beach. There is a lovely coastal walk along red sandstone cliffs from Lunan Bay

via Auchmithie to Arbroath, which is famous for its "smokies".

Locally, there is a primary school at Colliston. Secondary schooling is found in Arbroath, which has a regular bus service from Colliston, together with a wide range of shopping, business and leisure facilities. Private schooling is available at the High School of Dundee which has a dedicated bus service from Arbroath. Both Dundee and Aberdeen are easily reached and provide all the services expected of major cities. Dundee has an excellent range of shops and professional services, together with good leisure and renowned cultural facilities including the V&A

museum. There is a railway station at Arbroath offering regular services to Aberdeen and to the south. There is an airport at Dundee with services to London City, while Aberdeen Airport, where journey times have been reduced by the opening of the western peripheral route, has a wide range of domestic and European flights. Edinburgh is also easily reached.

Description

The Old Church is believed to date from 1843-1844, when it was built for a congregation which was formed for those that came from St Vigean's Church at the time of the Disruption when the Free Church broke away from the established Church of



Scotland. A manse, now the Colliston Inn, was erected in 1850, together with a school and teacher's house shortly afterwards. The church was reunited with Colliston Parish Church in 1930. During the 1970s The Old Church was used as a garage and agricultural store. It was acquired by the seller in 1999, who then set about an ambitious restoration programme which was completed in 2005. It is now an extremely well presented house, situated on the edge of the small village of Colliston, bordering onto agricultural land.

The Old Church is very much a 'new house' within an old shell. The works done were extensive and included stripping

everything back to the walls and roof. The roof was re-slatted, timbers were treated, new flooring installed, along with re-wiring and new plumbing. The house was fully insulated and new double glazed windows, retaining the outward style of the originals, were fitted, along with new veluxes. The house was then extended in 2010 with the addition of the sun lounge and balcony, off the main bedroom, above. The large church windows bring wonderful light into this spacious property, particularly in the magnificent hall where symmetrical glazed double doors provide borrowed light from the principal rooms. It is an extremely interesting and well designed house, which has greatly enriched the original

structure. During 2020, mostly since July, it has been very successfully let through Airbnb, mainly focussing on weekends. However the house also works well as a family home.

Particular care has been undertaken to ensure that the works have been carried out in keeping with the building's heritage. The impressive staircase was created from retained timbers, while new panelled doors were modelled on period originals, with leaded side lights from the entrance vestibule into the hall and into the sitting room. The principal reception rooms, being the sitting room and sizeable games room, together with the dining room, which is adjacent to the

kitchen, are arranged off the hall, along with the two downstairs bedrooms (one en suite), shower room and utility. Beyond the sitting room is the sun lounge, overlooking a field. Upstairs are three further bedrooms and a family bathroom. There is underfloor heating on the ground floor. Also at ground floor level there is wooden flooring other than in the hall, vestibule and sun lounge.

The Old Church is an attractive stone built house, with a slate roof. A wooden front door with a large glazed overlight and side lights opens to an entrance vestibule with a tiled floor and stairs up to an inner partially glazed door with leaded side



lights which opens to a hugely impressive hall. This has cornicing, centre roses, two wall lights, ceramic tiled floor and stairs to the first floor. Doors open to a well proportioned and double aspect games room with two centre roses, a wall light and deep window ledges. From here doors lead through to the sitting room, which is another fine room with double doors both to the hall and to the dining room. Sliding doors also lead through to the sun lounge with a limestone tiled floor and door to the garden. The dining room links both to the hall and to the fully fitted kitchen which has wall and floor units incorporating a sink, Leisure Rangemaster 110 dual fuel cooker with two ovens, grill, hot

drawer, five gas burners and an electric griddle plate with extractor above. There is also a Beko fridge freezer. Bedroom one has an en suite bathroom with bath, corner tiled shower cubicle, pedestal washbasin, WC and wooden floor. Opposite bedroom two is the shower room with a tiled shower cubicle, pedestal washbasin and WC. The utility room has wall and floor units incorporating a sink and Zanussi washing machine, together with a side entrance door and cupboard housing a wall mounted Vaillant boiler and a hot water tank.

A fine wooden staircase leads to the first floor landing with under eaves storage. Upstairs are three further bedrooms with

bedroom four also having under eaves storage and bedroom five having sliding doors to a balcony with views out over agricultural land. The bathroom has a corner bath, corner tiled shower cubicle, pedestal washbasin and WC.

To the side of the house is a gravelled area with raised beds and adjacent to the garden room is a paved seating area. The block built and harled double garage has a slate roof, automatic up and over door, concrete floor and sink together with power and light.

General Remarks

Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

From Dundee and the south take the A92 to Arbroath. From Arbroath take the A933 signposted for Brechin. In Colliston proceed past the Colliston Inn and the bus shelter on the other side of the road. The turning into the Old Church is on the left, between Roselea and Gowanbank Cottage.

If coming from the north on the A90 (Aberdeen to Dundee) dual carriageway take the turning to Brechin and then take the A933, signposted for Arbroath.



On entering Colliston the turning into The Old Church is on the right, just before the bus shelter on the other side of the road and between Gowanbank Cottage and Roselea.

Outgoings

Angus Council tax band G.

Energy Performance Certificate EPC rating = C.

Solicitors

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

Services

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

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included. Certain furnishings may be available by separate negotiation.

Access

The drive over the narrow lane leading up to The Old Church is owned, but with neighbouring properties having rights of access. Maintenance is shared.

Photographs

Photographs taken 2020 and 2021. Particulars prepared February 2021

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.

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Gross internal area (approx) = 347.8 sq m / 3744 sq ft

Garage = 44.3 sq m / 477 sq ft

Total = 392.1 sq m / 4221 sq ft

Including Limited Use Area (0.6 sq m / 6 sq ft)
and Excluding Void

Ruaraidh Ogilvie

Savills Brechin

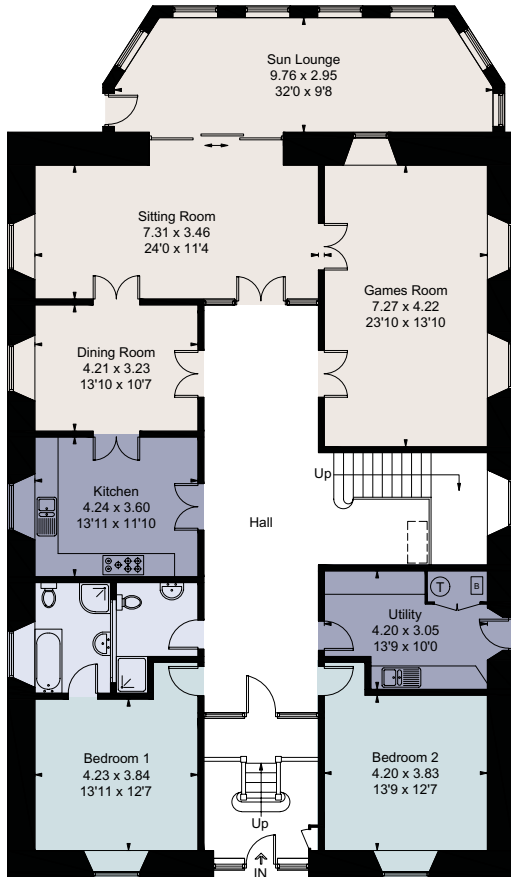
01356 628628

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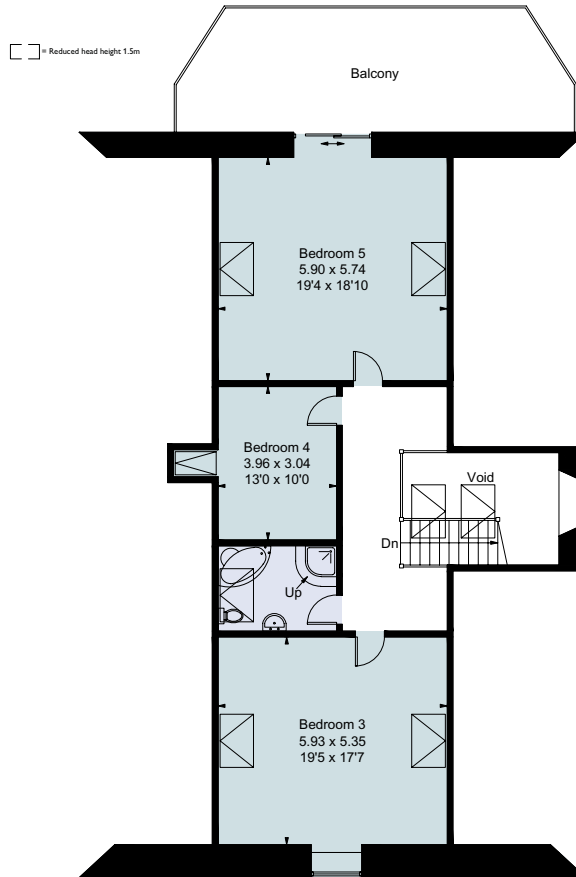


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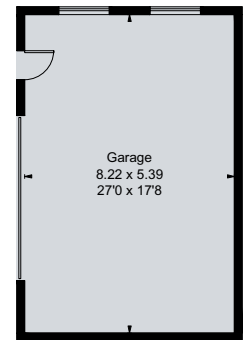
savills.co.uk



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale.

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