



A beautifully refurbished farmhouse with paddock

Arnbog Farmhouse, Meigle, PH12 8QT

Freehold



Hall, sitting room, dining room, family room, open plan living/ dining/kitchen, office / bedrooms 5, cloakroom and store, shower room, larder and utility room • Principal bedroom suite with shower room, three further double bedrooms and a family bathroom • Front and rear parking and mature garden • Paddock • In all about 2.5 acres • EPC = E

Distances

Meigle 3 miles, Dundee 16 miles, Perth 21 miles, Aberdeen 61 miles, Edinburgh 64 miles

Situation

Arnbog Farmhouse is situated in the Vale of Strathmore about midway between Meigle and Glamis. The area is renowned for its temperate climate, fertile farmland and soft fruit growing. The property has lovely views north to the Angus Glens and south to the Sidlaw Hills. Although in a rural situation, Arnbog Farmhouse is ideally placed for access to Perth, Dundee and Aberdeen. Meigle has a village shop, primary school, post office and cafe while Alyth, Kirriemuir, Forfar and Blairgowrie (all within 10 miles) have a more extensive range of shops and services. Perth and Dundee have all the high street shops, communication links and cultural and leisure opportunities expected of two of Scotland's major cities. There are scheduled flights from Dundee Airport to London City Airport. Arnbog Farmhouse is ideal for those who enjoy the outdoors. The Angus Glens and the Perthshire hills are easily accessible. There is skiing at Glenshee, fishing on the rivers Isla, Tay, Erich and Esks and shooting or stalking on nearby estates. There are also excellent local golf courses at Alyth, Glenisla and Strathmore

and a Championship course at Rosemount in Blairgowrie. Carnoustie and St Andrews are also within easy reach. There are secondary schools in Blairgowrie and Kirriemuir and private schools popular with families in the area include The High School of Dundee, Lathallan, Craigclowan, Kilgraston, St Leonards, Strathallan and Glenalmond.

All distances and travel times are approximate.

Description

Arnbog Farmhouse is a substantial Victorian farmhouse dating from c1872. The property has recently been comprehensively refurbished in a contemporary style that complements the original character of the house. Throughout the house there are new hard wood double glazed sash and case windows. With a central hall that connects all the main rooms on the ground floor the house has a pleasing flow and a sense of unity. Where there was once a series of ancillary rooms and a modest kitchen, there is now a spectacular open plan kitchen/ living / dining room. The kitchen, by Charles Yorke, has a family area with sofas at one end, a large kitchen island and Everhot (150i) in the centre and a vaulted and beamed dining area at the far end. High quality appliances include a Samsung





Family Hub Wifi connected American fridge freezer, a Quooker boiling water tap, Hotpoint integrated fridge drawers and a wine fridge. Beautiful glass pendants are from Jim Lawrence. Beyond the dining area is a larder and utility room. The kitchen is a wonderful family space but is also perfect for entertaining. In addition to everything offered by this one room, Arnbog has a sitting room, family room and formal dining room. Across the hall from the kitchen there is access to a beautifully fitted cloakroom and store room as well as an office / bedroom 5 and a shower room.

On the first floor there are four double bedrooms and in keeping with the rest of the property, the first floor is beautifully presented. Light streams through the windows at the front of the house where there are extensive southerly views to the Sidlaws. The principal bedroom has an en suite shower room and there is also a family bathroom.

Outside

Arnbog Farmhouse is approached by a shared tree lined driveway which leads to a short private driveway and a turning circle in front of the house. To the west of the property is a play area which can be accessed directly from the kitchen. To the east is an enclosed area of flat lawn, ideal for kicking a ball around. To the rear of the house is a back driveway and parking area, a washing green, and potential to landscape a much larger parking area should a buyer require it.

Paddock

A paddock of about 1.36 acres is situated to the south of the property.

Directions

From Perth follow the A94 through Coupar Angus and then Meigle. On leaving Meigle, the entrance to Arnbog Farmhouse is about 2.3 miles on the left. From Dundee take the B954 to Meigle and then join the A94 east towards





Forfar. On leaving Meigle, follow the directions above.

GENERAL REMARKS

Viewings Strictly by appointment with Savills - 01738 477525.

Services Mains water and electricity. Private drainage. Oil fired central heating

Local Authority & tax band Perth and Kinross Council tax band G

Fixtures & Fittings The carpets and curtains will be included in the sale.

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.

Offers Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit 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)
Total 348.93 sq m / 3756 sq ft



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