



**Thorntons**  
The right way to move

**Mains of Fowlis House, Mains of Fowlis, By Invergowrie, Dundee, DD2 5LQ**

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## Mains of Fowlis House

*Enjoying an exclusive, tranquil setting in a picturesque rural hamlet, dating back to 1800, Mains of Fowlis House is a handsome, five-bedroom family home with multiple reception rooms, three bathrooms, extensive private gardens, a summer house, and a double garage.*

The outstanding detached property boasts classically-proportioned interiors, retained period features and elegant, sympathetic presentation. Forming part of the idyllic Mains of Fowlis Steading, surrounded by breath-taking Angus countryside, the exceptional home is just a short drive from Dundee with its excellent amenities, schools, and recreational facilities.

Approached by a sweeping driveway, the home's imposing front door opens into an entrance vestibule leading into a grand reception hall, providing an impressive welcome with a lofty ceiling framed by smooth corning and elaborate corbels, and a magnificent stone staircase rising to the upper floors. To the right of the hall, accessed through an original timber-panelled door, an impressively-proportioned, dual-aspect living room is extended by a wide sash-and-case bay window yielding leafy garden views, and enriched by elegant styling and handsome oak flooring, whilst a traditional working fireplace creates an exquisite focal point. Across the hall, a comfortably-styled family room features a bay window with a charming window seat and offers a cosy relaxed setting with a multi-fuel stove.

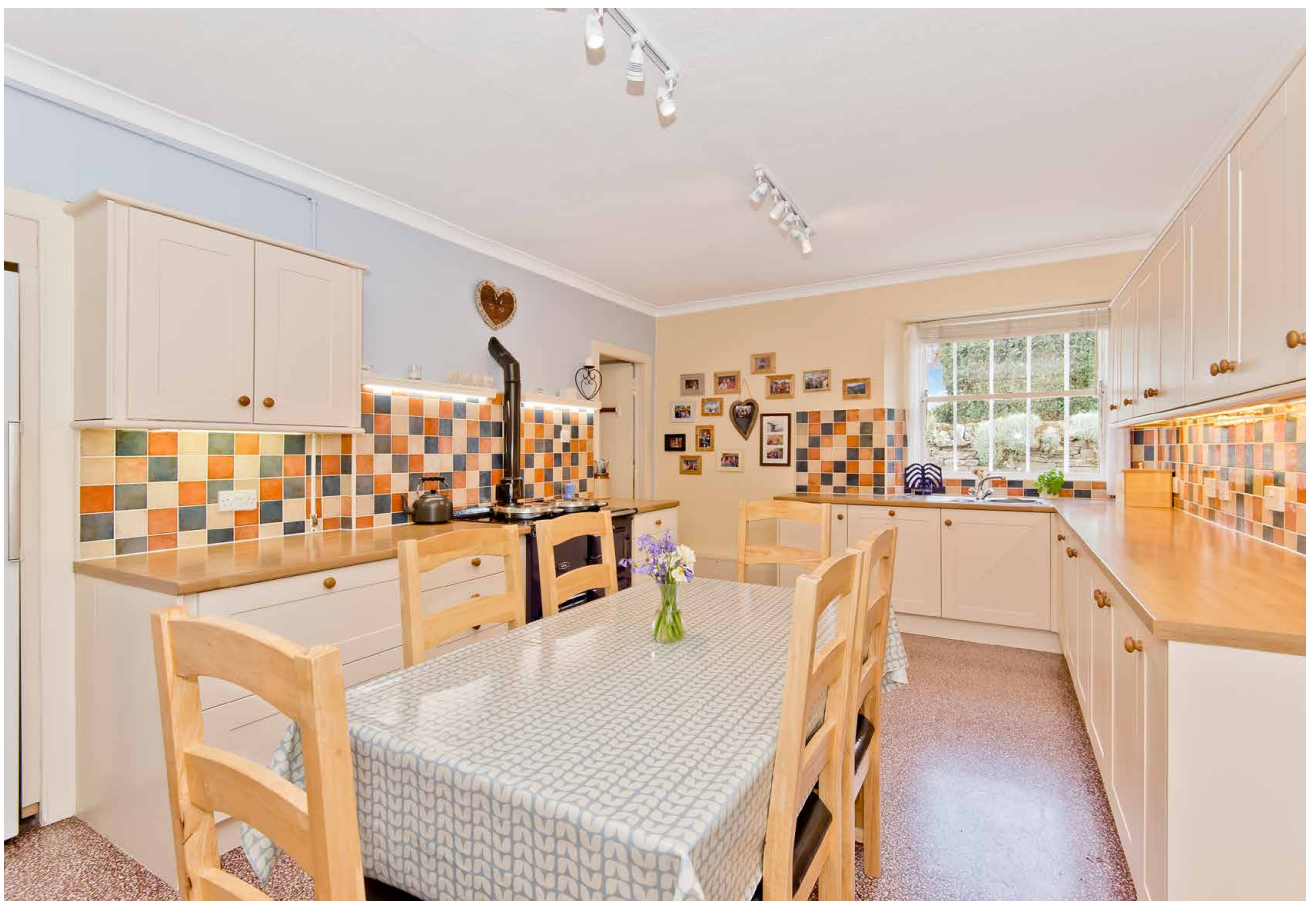




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## Features

- Exclusive, traditional family home
- Tranquil, rural hamlet setting
- Welcoming entrance vestibule
- Reception hall with pantry and WC
- Elegant, bay-windowed living room
- Spacious formal dining room
- Cosy family room with multi-fuel stove
- Vast, well-equipped dining kitchen
- Practical utility/laundry room
- Boot room with cooking facilities
- Well-proportioned home office
- Five generous double bedrooms
- One en-suite bathroom
- One five-piece family bathroom
- One handy shower room
- Excellent storage throughout
- Extensive, private walled gardens
- Large driveway and double garage
- Oil-fired central heating

Perfect for entertaining, a spacious formal dining room is defined by tasteful décor and pine flooring, and supplemented by an adjacent walk-in pantry with storage and a sink, whilst a large WC is conveniently located opposite. Accompanied by an abundance of storage, an inner hallway leads to an enclosed courtyard and two large storerooms, one with external access. The hall also leads to a vast dining kitchen, where classic cream cabinetry, rustic splashback tiling, and a traditional Aga create a homely atmosphere and space for a large dining table and chairs offers an ideal setting for family meals. The kitchen is integrated with a dishwasher, whilst an adjoining utility/laundry room provides a large clothes pulley and plumbing for a washing machine and a dryer. Also conveniently connected, a boot room (with garden access) houses a freestanding cooker, space for a chest fridge/freezer, and plenty of room for jackets and muddy boots. Accessed from the boot room, a home office provides an ideal working space for the contemporary lifestyle. A split-level landing accessed off the main stairwell leads to two of the five generous double bedrooms and a shower room.





Continuing to the top of the staircase, a galleried landing, lit by a traditional roof lantern, leads to the three remaining sleeping areas, with the master bedroom accompanied by an en-suite bathroom and a walk-in dressing room with storage. A traditionally-styled five-piece family bathroom completes the accommodation, and an efficient oil-fired central heating system ensures year-round comfort and warmth.

Externally, the home sits within extensive walled gardens with sweeping expanses of manicured lawn, a wonderful array of mature trees and shrubs, a delightful, sheltered patio and a charming summer house with a large, decked terrace. A wide gravelled driveway provides parking for multiple vehicles and leads to a detached double garage. EPC Rating - E.

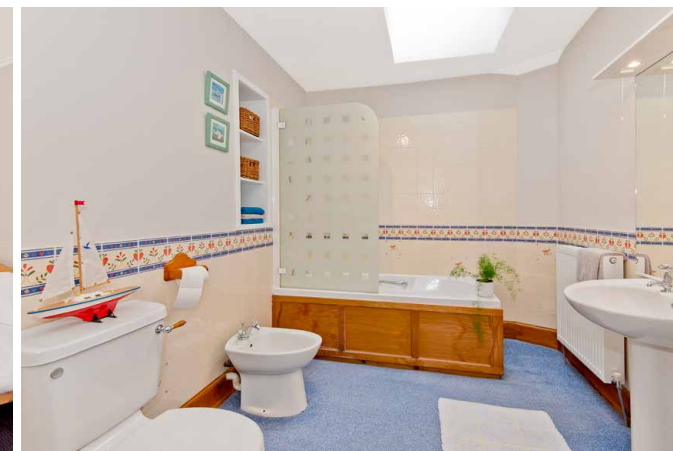
Extras: Included in the sale are all fitted floor coverings, fitted window coverings, light fittings (except in dining room), integrated kitchen appliances, the AGA, the freestanding cooker and the greenhouse.







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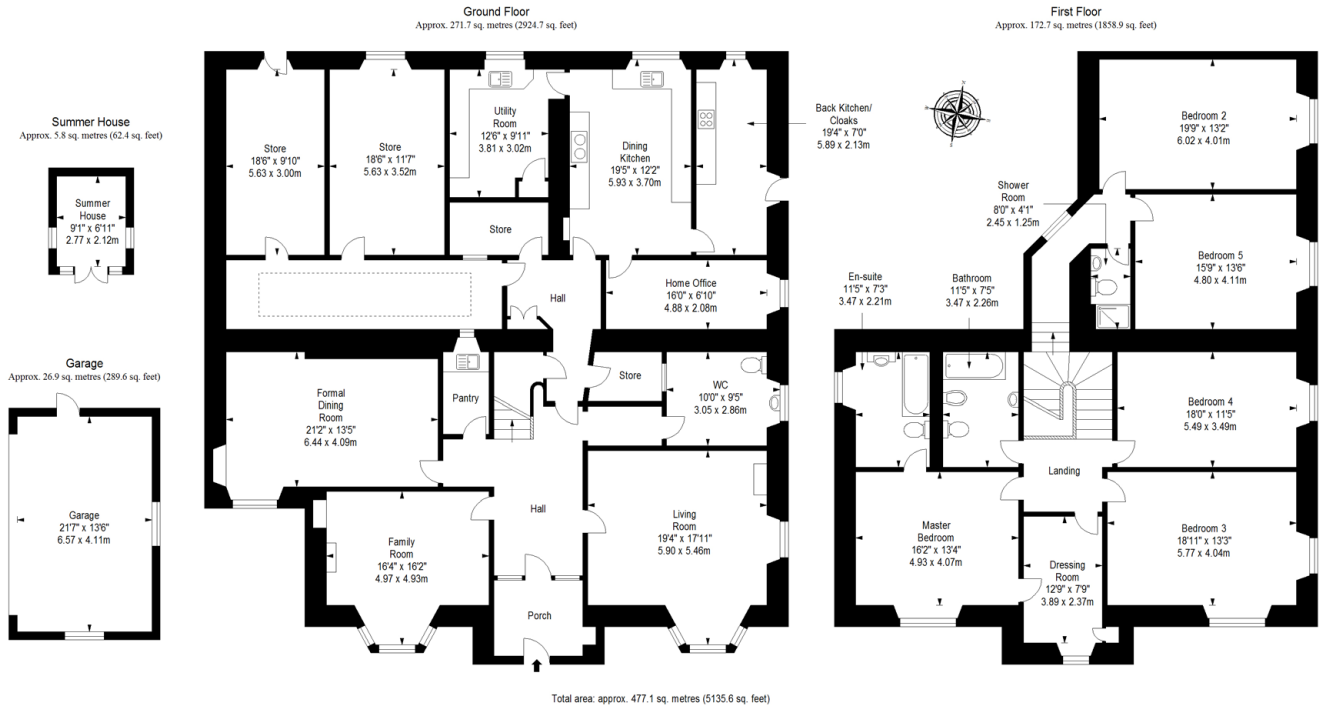




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## Mains of Fowlis

Nestled within a tranquil, picturesque setting in the rolling Angus countryside is the charming rural hamlet of Mains of Fowlis; an idyllic farm steading made up of an intimate collection of exclusive converted dwellings, dating from 1800 and presided over by the imposing original farmhouse, Mains of Fowlis House. A short commute from Dundee, with its renowned cultural and recreational facilities, Mains of Fowlis promises the best of both worlds; a luxurious, rural escape for families and commuting professionals, still within easy reach of major cities and transport links. Whilst convenience shopping and amenities can be found in the nearby villages of Longforgan, Invergowrie and Birkhill, a short drive to Dundee brings a wealth of facilities, including independent retailers, large supermarkets, a vibrant culinary and cultural scene, and fabulous sports and leisure facilities. Stretching as far as the eye can see, the surrounding countryside is brimming with activities for the outdoor enthusiast. Downfield and Blairgowrie are two of many excellent golf courses, fishing can be enjoyed on the River Tay, and a number of shoots are available in the Carse of Gowrie, whilst scenic walks and bike trails are available from one's own front door. There are primary schools at Liff and Longforgan and secondary schooling in Monifieth. An established centre of excellence in education, Dundee offers the independent High School of Dundee and renowned university options. The area is well-connected by railway stations at nearby Invergowrie and Dundee. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee Airport offers regular flights to London.

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.