

# LOCHMILL FARMHOUSE AND STEADING

BY FORFAR, ANGUS



**CKD Galbraith**



# LOCHMILL FARMHOUSE AND STEADING BY FORFAR, ANGUS, DD8 1QZ

Glamis 4.5 miles  
Dundee 15 miles

Forfar 3 miles

**Traditional farmhouse requiring upgrading with stone steading  
set in 2.8 acres of land**

- Dilapidated farmhouse offering an opportunity to create a lovely home
- Traditional stone steading and useful range of outbuildings
- Mature garden, woodland and grounds extending to about 2.8 acres

1.14 Ha (2.80 Acres)

## CKD Galbraith

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## GENERAL

Lochmill Farmhouse is situated in a lovely rural situation surrounded by open Angus countryside about 3 miles to the west of Forfar and about 4.5 miles east of Glamis. Forfar has all the services expected of a large provincial town with a good range of shops and services, primary and secondary schooling and a leisure centre with a swimming pool. Glamis has some local services, including a primary school and is famous for its castle.

Angus is well known for its range of outdoor pursuits. Fishing can be taken on the North and South Esks. The Angus Glens provide some of the best hill-walking in eastern Scotland and there is skiing at Glenshee. Loch fishing is available locally at Rescobie. As well as the local golf courses at Forfar and Kirriemuir, the championship courses at Carnoustie and St. Andrews are within easy driving distance. There is a golf driving range on the northern edge of Forfar. Pleasant sandy beaches include those at Lunan Bay and at St. Cyrus which is a Nature Reserve. Locally there are fine walks up Balmashanner Hill and around Forfar Loch.

The A90 provides fast access south to Dundee, Perth and central Scotland and north to Aberdeen. Dundee, Aberdeen and Perth provide all the services expected of major cities whilst Edinburgh is also within reasonable driving distance. There are east coast mainline railway stations at Arbroath and Dundee with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and European flights and there are services from Dundee to London City airport.

## DESCRIPTION

### Farmhouse

Lochmill Farmhouse is a charming rural property constructed of rendered stone under a series of pitched slate roofs and offers accommodation over two levels. The farmhouse does require some structural work and internally the accommodation is in need of total modernisation and offers the purchasers the chance to create a lovely rural home. In brief the accommodation comprises:

#### Ground Floor

Kitchen:	4.5 m x 3.5 m (unfitted)
Sitting room:	4.5 m x 4.0 m
Hall:	2.7 m x 4.0 m (porch off)
Dining room:	4.0 m x 3.5 m
Sitting room:	4.5 m x 4.0 m Ante-room off – 4.0 m x 2.5 m

#### First Floor

Room 1:	2.5 m x 2.9 m (situated off stairs- attic room off)
Bedroom 1:	3.9 m x 3.4 m
Box room:	2.0 m x 2.6 m
Bedroom 2:	3.9 m x 3.8 m

## GARDEN

The house benefits from a sizeable garden, with an established beech hedge.



## OUTBUILDINGS

To the east side of the farmhouse are a range of outbuildings built around a traditional stone courtyard with some more recent constructions, which include a modern shed constructed of rendered stone under a fibre cement roof. The outbuildings offer useful storage and may have potential for other uses (subject to obtaining relevant consents). The outbuildings are approached from a shared track by a gateway, which leads through a low stone wall.

## LAND

Beyond the farmhouse is an area of mature woodland and beyond is an area of rough grazing.

## SERVICES

Water	-	Mains
Electricity	-	Mains
Drainage	-	Private

## IMPORTANT INFORMATION

Due to the dilapidated condition of the house obtaining a traditional mortgage may be complicated. As the house is not habitable it falls out-with the ambit of the home report requirements. Potential buyers should investigate how they could purchase such a property prior to viewing to avoid disappointment.

## DIRECTIONS

From Glamis take the A94 in the direction of Forfar and after about 3 miles take the turning onto the minor road on the left signposted for Drumgley. Continue for about 300 m and Lochmill Farmhouse and steading are situated on the bend in the road on the right handside.

## POSTCODE

DD8 1QZ

## SOLICITORS

Thorntons WS,  
17 – 21 George Street,  
Perth,  
PH1 5JY

Tel: 01738 443456

## VIEWING

Viewing is by prior appointment only through the selling agents – CKD Galbraith. The person who may accompany you however, may not be an employee of CKD Galbraith.

## MORTGAGE FINANCE

CKD Galbraith has an arrangement with independent mortgage brokers Springtide Capital Limited, who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh Office on 0131 240 6990

## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

## 4. Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

## 5. Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 73 Bonnygate, Cupar, Fife, KY15 4BY.

## 6. Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

