



Historic yet fully renovated castle dating from the 17th century
Monboddio Castle, Fordoun, by Laurencekirk, Kincardineshire, AB30 1JT

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Laurencekirk: 6 miles

Stonehaven: 9 miles

Aberdeen: 24 miles

- hallway, drawing room, sitting room, kitchen/breakfast room, utility room, cloakroom, master bedroom with en suite bathroom, bedroom with en suite WC, bedroom/study, 2 further bedrooms, bathroom
- garaging and stables/stores
- delightful gardens
- EPC rating = E

About 3.1 acres



Solicitors

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Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From the A90 (Dundee to Aberdeen dual carriageway), take the turning for Fordoun and Auchenblae some 3 miles north of Laurencekirk and opposite the B967 turning for Arbuthnott. In Fordoun turn left signposted Auchenblae. Continue for 1.2 miles and then turn right at the junction onto the B966. The turning for Monboddo will be seen on the left after 0.4 miles.

On reaching the houses at Monboddo the turning into the castle is the fifth on the right, opposite the horse stables.

Situation

Monboddo Castle is situated about 2 miles north of Fordoun and to the east of Auchenblae, at the northern end of the Howe of the Mearns. The Howe of the Mearns is a renowned area of farmland which is sheltered from the coast by the Hill of Garvock. Inland lie the glens, forming the foothills of the Grampian Mountains lying to the north and west. The castle is easily reached from the A90 dual carriageway which provides fast access north to Aberdeen and south to Dundee, Perth and central Scotland.

There are primary schools in Fordoun and in Auchenblae, which also has a local village shop, with further local shopping at Laurencekirk and secondary schooling at the Mearns Academy. Further shopping and secondary schooling are available in Stonehaven. Private schooling is available at Lathallan (Johnshaven). There are a number of good private schools in Aberdeen, including Robert Gordon's College, St Margaret's and Albyn as well as the newly built International School. There are two universities. Aberdeen, as the acknowledged capital of the North Sea oil industry, provides all the facilities expected of a major city.

There are golf courses at Auchenblae, Edzell and Montrose. There is a leisure centre in Montrose. Fishing can be taken on the nearby North and South Esks. St Cyrus Nature Reserve and beach are located on the coast just over Garvock Hill. There are a number of good walks in the area.

Railway stations are found at Stonehaven and Laurencekirk with services to Aberdeen and the south, including a sleeper. Aberdeen Airport has regular domestic and European flights.

Historical Note

Monboddo Castle, also known as Monboddo House, is probably best known as the birthplace and home of James Burnett, Lord Monboddo, the illustrious 18th century judge, soldier and agricultural improver. Both brilliant and eccentric, he anticipated the Darwinian theory, believing that men were but monkeys whose tails had worn off by constant sitting.

Among the judge's friends was Dr Johnson who, accompanied by Boswell, dined with him at Monboddo in August 1773 when passing through the Mearns on their journey to the Western Isles. Robert Burns was a frequent visitor to Lord Monboddo's Edinburgh home, and also visited Monboddo Castle. He was an admirer of the judge's daughter, Elizabeth, "Fair Eliza", who died tragically young in 1790 of consumption, prompting his Elegy on the late Miss Burnett of Monboddo.

The estate of Monboddo belonged to the Barclays as far back as the 13th century. By 1593 it is known to have come into the possession of James Strachan, from whom it passed to the Wisharts of Pitarrow and then the Carnegies. In 1634, Colonel Robert Irvine, Colonel of a Scots regiment which had served with Gustavus Adolphus, King of Sweden, retired from military life and came to live

at Monboddo, buying it from his Carnegie brother in law. Archibald Watt, in Highways and Byways round Kincardine (1985) relates that "... in 1635 (he) built the manor place of Monboddo, a simple oblong residence, two storeys and an attic high, on the site of an older building (possibly a tower)." The Burnetts came to Monboddo around 1671



when Colonel Irvine's daughter, Elizabeth, married James Burnett of Lagavin, great-grandfather of the judge.

Between 1866 and 1867 Monboddo was significantly extended and "improved" at a cost of £2,000 to a design by James Matthews of Aberdeen. Three generations of the Burnetts of Monboddo served in India

and for many decades the house was scarcely lived in, until 1939 when James Malcolm Burnett returned from Africa to farm at Monboddo. Some time after the Second World War he returned to Africa and Monboddo gradually fell into complete disrepair. Nigel Tranter, writing in the early 1970s, described the mansion as "abandoned and derelict ... This is a pity, for one wing of it is the small simple early 17th century of the Irvines and Burnetts, a three storey oblong block with angle-turrets and dormers, its kitchen provided with an enormous arched fireplace ... This ancient house could and should be saved, with the great Victorian additions removed".

In 1977 the castle was restored. The 19th century addition was removed, as Tranter had suggested, leaving the shell of the original building of 1635. Watt writes: "the chimneys and roof-line have been altered to approximate what they originally were while we can still see the fairly large and regular windows and the two small corner turrets crowning the northern angles. In the middle of the west gable remains, too, the inset heraldic panel bearing the date of building, the arms of the builder impaled with those of his wife, Elizabeth, third daughter of Sir Robert Douglas of Glenberrie, and the initials R.I. and E.D". Richard Oram, in

Angus & The Mearns, a historical guide (1996) recounts that "Monboddo has recently been saved... through restoration as the centre piece of a private housing development. The 18th and 19th century portions... have been demolished, leaving the original early 17th century house. This is a simple rectangular building of two storeys and a garret... The unvaulted basement contained cellars, with a kitchen at the west end, over which were hall and private chamber respectively". Monboddo Castle now forms the centre piece of a discreet group of houses, including seven modern houses, built in a sympathetic style to the castle, and three conversions within the adjacent Coach House.

Description

Monboddo Castle is a very fine and fully restored castle dating from 1635. It is an imposing yet easily manageable house, which retains many of its original features including turrets, crow stepped gables, gun loops and shot holes. The restoration in the late 1970s was done to an extremely high standard, retaining the character of the original house. Since 2009 an ambitious programme of further improvements and renovations has been undertaken. A new oak staircase, together with oak flooring in the drawing room and first floor landing, has been fitted, as has French limestone flooring through most of the ground floor. There is under floor heating at ground floor level and in the master bedroom's en suite shower room and in the main bathroom. A new bespoke dining kitchen has been fitted, ideal for modern family living. All the bathrooms have been refurbished. Where necessary the castle was re-plumbed and a new boiler and water tanks were installed. The ground floor was rewired and CAT5 cable system installed. There are new wood burning stoves in the drawing room and sitting room. As such the castle is in excellent condition, and is ideal for both entertaining and for family living. The sitting room could be used as a dining room if required. Bedroom 2 has also previously been used as a study.

The castle is approached by a hedge lined gravel driveway which leads to a gravelled parking and turning area. The castle is built of stone and harled with a slate roof and there are two date stones, bearing the date of 1635. The accommodation is arranged over three floors and comprises:-

Wooden front door which opens to

Hallway with cornice, display alcove with cupboard below, oak staircase to first floor with understair storage cupboard and opening to:

Inner Hall with cornice, with wooden entrance door to garden, spiral staircase to first and second floors and doors to:

Sitting Room with cornice, open fireplace with mantel, hearth and surround and housing wood burning stove, two wall lights and window seats with cupboards below.

Kitchen/Dining Room fully fitted bespoke Alec Wood kitchen with oak wall and floor units with granite work surfaces and housing Mercury range cooker with two ovens, five burners and grill with over mantel with extractor hood, fitted Bosch oven/

microwave, twin porcelain sink, Bosch dishwasher. Central island unit with oak work tops and housing circular stainless steel sink. Cornice, downlighters, two wall lights and window seats.

Cloakroom with WC and washbasin.

Utility Room plumbed for washing machine and with twin stainless steel sinks, clothes pulley and doorway to **boiler room** with fitted shelves, and coat hooks and housing Worcester oil fired boiler.

Oak staircase from hallway leads to **first floor landing** with corning, display alcove with cupboard below and doors to:

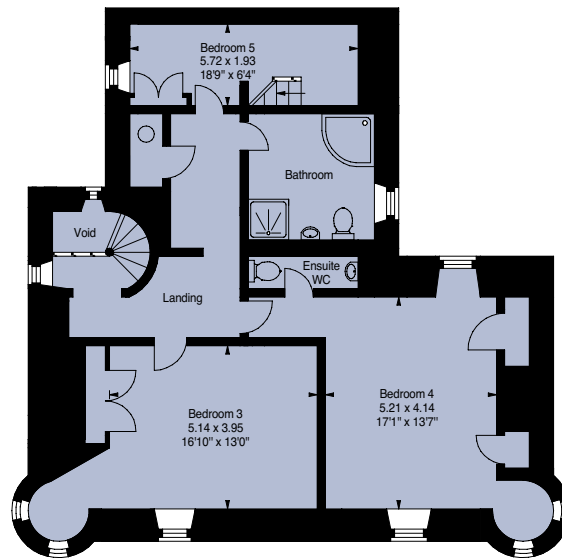


**Monbodd Castle,
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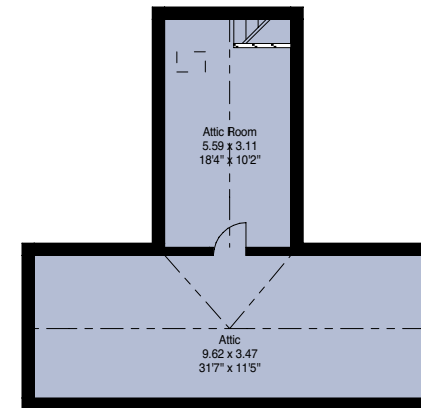
Gross internal area (approx)

424.09 sq.m (4565 sq.ft)

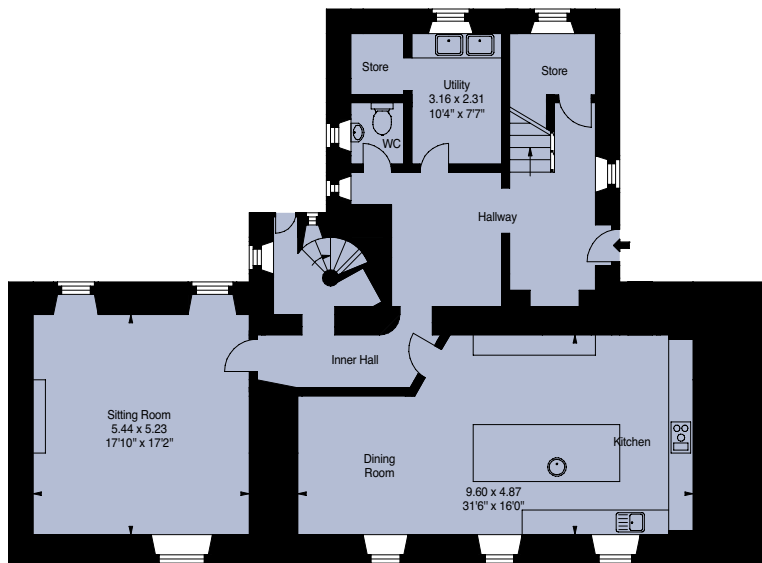
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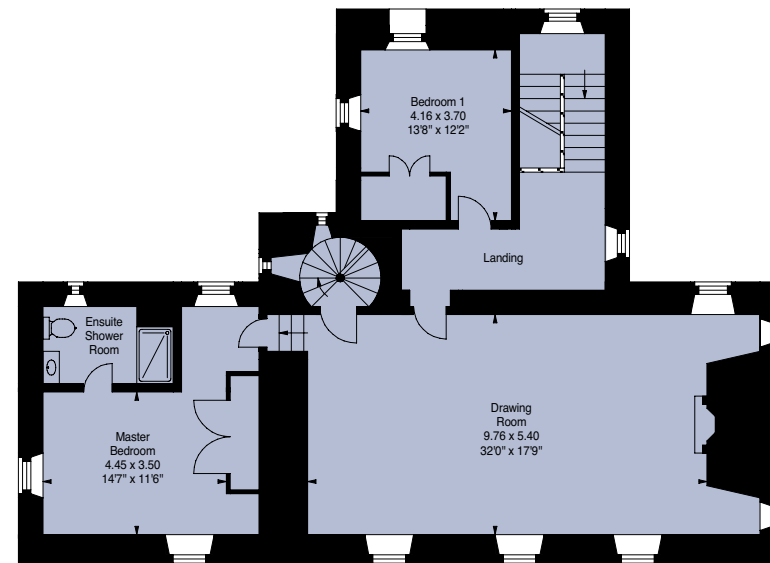
Second Floor



Loft



Ground Floor



First Floor



Study/Bedroom 1 with cornice and shelved alcove with cupboard below window and doors to fitted hanging and shelved wardrobe.

Drawing Room an imposing reception room with corncicing, oak flooring and large open fireplace with limestone mantel and surround housing wood burning stove, two walk in alcoves, one with fitted shelves and cupboard, display alcove with cupboard below, door to spiral staircase and further door to:

Master Bedroom with cornice, corbelling and door to fitted hanging and shelved wardrobe, further door to:

En suite Shower Room with downlighters, extractor fan, tiled shower cubicle, washbasin with vanity unit with marbled surround, WC, Amtico flooring and heated towel rail.

Spiral stairs continues on up to **second floor landing** with doors to shelved cupboard housing hot water tank and further doors to:

Bedroom 3 with cornice, door to fitted hanging and shelved wardrobe, fitted bookshelf, turret with shot hole.

Bedroom 4 with cornice, doors to built in hanging and shelved cupboards, turret with shot hole and door to **en suite** with washbasin, WC, Amtico flooring and extractor fan.

Bathroom with limestone tiling, corner Jacuzzi bath, walk in shower cubicle, washbasin, WC, two wall lights, heated towel rail and extractor fan.



Bedroom 5 with coombed ceiling, fitted storage cupboards and display shelves and narrow wooden staircase up to **attic room** overlooking the bedroom with coombed ceilings, spotlights and Velux roof light and door to partially **floored attic**.

Outside

There is a harled garage block with a slate roof, crow stepped gables and with a **triple garage** (6.46 m x 9.23 m) with three up and over doors, concrete floor, water, power and light; together with two former stables now used as **stores** (3.78 m x 3.19 m and 3.16 m x 3.79 m) with concrete floor and stable doors, and a further **store** (2.48 m x 6.54 m) with concrete floor and plumbed for washing machine. Behind the garage block are two oil tanks.



Within the gardens at Monboddo are some very fine trees, including a sequoia (giant redwood) which is believed to have been planted in about 1850. These have been supplemented by more recent plantings, including some specimen rhododendrons. The garden is enclosed by fencing and hedges.

Adjacent to the castle is a sunken paved patio, which is an ideal and sheltered seating area.

General Remarks

Outgoings

Aberdeenshire Council (South) tax band H.

Services

Mains water, mains electricity, private drainage, oil fired central heating.

Energy Performance Certificate

EPC rating = E

Fixtures & Fittings

Fitted carpets, curtains and light fittings are included. The oak dresser in the kitchen, central light fitting in the sitting room, bookcase in the drawing room, dog kennel and wood store, together with certain furnishings and garden equipment, may be available in addition.

Access

There is a right of access over the shared private roadway in favour of the Monboddo Residents Association, which maintains the roadway, verges and the shared private drainage.

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.

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.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Our Ref: DRO 130422



89.9m

Monboddoo
Monboddoo Castle

The Steadings

Kouloura House

Brae House

Den Wood

Nursery Burn

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