



**COUNTRY HOUSE IN A DELIGHTFUL SETTING, WITH
ATTRACTIVE FORMER MILL AND SEPARATE STEADING**

BALBIRNIE MILL, BY BRECHIN, ANGUS, DD9 6PN

savills

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DD9 6PN

Lot 1: Balbirnie Mill – About 0.66 acres

Vestibule ♦ hallway/dining room ♦ sitting room ♦ living room
dining kitchen ♦ master bedroom with en suite bathroom ♦ further
bedroom/office with adjacent shower room ♦ 2 further bedrooms
bathroom ♦ laundry room

Mill buildings ♦ garden with lade

Lot 2: Balbirnie Steading – About 0.93 acres

Part of a steading building with planning potential.

As a whole or in 2 lots

In all about 1.59 acres

EPC rating = F

Brechin 3 miles
Montrose 6 miles
Dundee 30 miles
Aberdeen 37 miles

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the south on the A90 (Dundee to Aberdeen dual carriageway) take the A935 through Brechin, following signs for Montrose. Some 2.5 miles from Brechin, turn right, signposted Balbirnie. Continue down the tarred road to Balbirnie Mill. The house will be seen on the right, adjacent to the former mill.

From the north on the A90 take the B966 turning to Brechin and then take the A935, signposted Montrose, and proceed as above. Alternatively from the A90, just south of Stracathro Service Area, take the turning signposted to Dun. After some 4 miles turn right at the T junction, onto the A935 (Montrose to Brechin road) and the turning to Balbirnie Mill will be seen on the left after 2.5 miles.

Situation

Balbirnie Mill is situated between Brechin and Montrose in an attractive, rural setting overlooking farmland. To the east, at Montrose, is the land locked tidal Montrose Basin, a renowned wildfowl habitat and Nature Reserve. To the north are the Angus Glens, reaching far into the Grampian Mountains and offering some of the finest hill walking in Scotland. The Angus coastline has fine, sandy beaches and red sandstone cliffs. As well as Montrose, popular beaches are found at Lunan Bay and St Cyrus.

Away from the coast the range of outdoor pursuits is impressive. Fishing can be taken on the nearby North and South Esks. Local golf courses are found at Montrose, Brechin and Edzell, with the championship course at Carnoustie being close by. Horse riding, grazing and livery facilities are available locally.

There are primary schools in Brechin. Shopping, business and leisure facilities are found in Montrose and Brechin, together with secondary schools. Lathallan, at Johnshaven, is a well known local private school. Private schooling is also offered at Dundee High School and at Robert Gordon's College, The Albyn and St Margaret's School for Girls in Aberdeen with children travelling daily to these schools by train from Montrose.



The A90 at Brechin provides fast access to Aberdeen, as well as to Dundee, Perth and on to Edinburgh and the south. Aberdeen and Dundee, which are easily reached, provide all the services expected of major centres. Aberdeen Airport has a range of domestic and European flights, whilst there is a direct service to London Stansted from Dundee. Montrose is served by the main east coast railway line, including a sleeper service.

Lot 1: Balbirnie Mill – About 0.66 acres

Balbirnie Mill is situated in an attractive rural area with views over open countryside towards the River South Esk, and it forms part of an attractive group of buildings, which were associated with the mill, including two cottages.

The Mill, which is believed to date from 1856, was the animal feed mill for the local estate and it ran until the 1970s. At that time part of the building was converted into a successful restaurant, and then later to a house in the 1990s. It was acquired by the sellers in 2001. The original mill buildings, which are very impressive, still adjoin what is now a very comfortable family house. Recently the house has been extensively refurbished, with new bathrooms and shower rooms throughout the house, together with new oak flooring downstairs and new carpeting. The original hallway has been extended into what had been a garage, to create an imposing and very functional open plan dining room/hallway. The house is double glazed.

This is an attractive stone built house with a slate roof and is situated adjacent to the mill lade. There is considerable potential to extend the house into the mill, subject to obtaining any necessary consents. Indeed plans have been drawn up for this. The accommodation, which is laid out over two floors, is ideal both for entertaining and family living.

Steps lead up to a covered entrance with a partially glazed front door which opens to a vestibule which is wired for a wall light and has a tiled floor, a useful cupboard and inner partially glazed doors which open to the hallway. This is now an impressive open plan hallway with cornice, wiring for two wall lights, walk in cupboard, shelved recess, stairs to the

first floor and is open through to the dining room which has oak flooring, wiring for two wall lights, cornice and a walk in understair cupboard. Off the hallway is the sitting room which has a beamed ceiling, fireplace with composite mantel and stone hearth, wood panelling to dado level, French doors to the garden and oak flooring. Partially glazed wooden doors open through to the living room which has doors leading out to the mill lade, together with a picture window onto the garden, recess with cupboard below and a shelved recess. Further doors from the hallway lead to bedroom 1 which has a picture window, downlighters, oak flooring and a door to the sitting room. This room could also be used as an office. Adjacent is a partially tiled shower room with fitted shower cubicle, washbasin, WC, extractor fan and tiled floor. The dining kitchen also has French doors out to the lade and garden and has a timber lined ceiling, fitted wooden wall and base units with tiled work surfaces and splashbacks and incorporate a 5 ring Homark gas hob with extractor hood, fitted John Lewis oven/grill, sink, plumbing for dishwasher, central island unit with tiled work surfaces and breakfast bar. Off this is a cupboard housing a Heatrae Sadia Megafluo hot water tank, Trianco Eurostar boiler and extractor fan.

A staircase with a wooden handrail leads from the hallway to the first floor landing which has a roof light and a hatch to the roof space. The good sized master bedroom has a cornice and downlighters, and an impressive partially tiled en suite bathroom with a free standing bath, tiled shower cubicle, washbasin, WC, heated towel rail, downlighters and extractor fan. Bedrooms 3 and 4 both have downlighters and a cornice, whilst the bathroom is partially tiled with a bath with shower and tiled surround, washbasin, WC and extractor. The adjoining laundry room has wall and floor units with a sink and plumbing for a washing machine and dryer.

Adjacent to the house is a garden which is enclosed on two sides by walls and on the other by beech hedging. It is mainly down to lawn with a beech tree and a paved patio adjacent to the house. There is a terrace adjacent to the side of the house which leads round to the former mill lade running past the house. Between the lade and the burn and on the other side of the burn is a further area of garden which is mainly down to





grass together with shrub borders, birch, willow and larch trees and is an ideal sitting and entertaining area.

Attached to the house is the stone built former mill, past which flows the lade with a covered mill wheel. The mill is arranged over three floors and still contains much of the original mill equipment including mill wheels, gearings, former dryer and burner. The mill, which has considerable potential for development, subject to obtaining any necessary consents, extends to some 7020 sq feet. Preliminary drawings have been produced to integrate the mill with the existing house with further accommodation, including a family room, en suite bedroom study and a new kitchen (with the existing kitchen becoming a boot room and utility room) together with studio and a possible retail unit. For further information please contact the selling agents.

Lot 2: The Steading – About 0.93 acres

Situated on the other side of the access road from the Mill, this is stone built with a triple span corrugated roof and concrete floor, and is presently used for storage and garaging with double opening doors.

Behind the steading is an area of ground including a wooded bank with some fine beech trees.

The steading may have potential for conversion subject to obtaining any necessary consents. Plans have been drawn up to extend and convert it to a house with 5 bedrooms (2 en suite), bathroom, WC, and open plan living room/kitchen/dining room, with a courtyard garden and garaging.

Part of the steading is not owned and is not included in the sale.

General Remarks

Outgoings

Angus Council tax band F.

Energy Performance Certificate

EPC Rating = F.

Solicitors

Hennessy Bowie, 2 Kenmore Lane, Bishopbriggs, G84 2RA.
Tel: 0141 762 4040.

Services

Mains water and electricity, private drainage, oil fired central, propane gas to kitchen.

Environmental Stipulations

Balbirnie Mill is listed Category B.

Fixtures and Fittings

Fitted carpets and light fittings are included.

Access

The road leading to Balbirnie Mill is adopted. Beyond the mill it is a private estate road leading to the river.

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

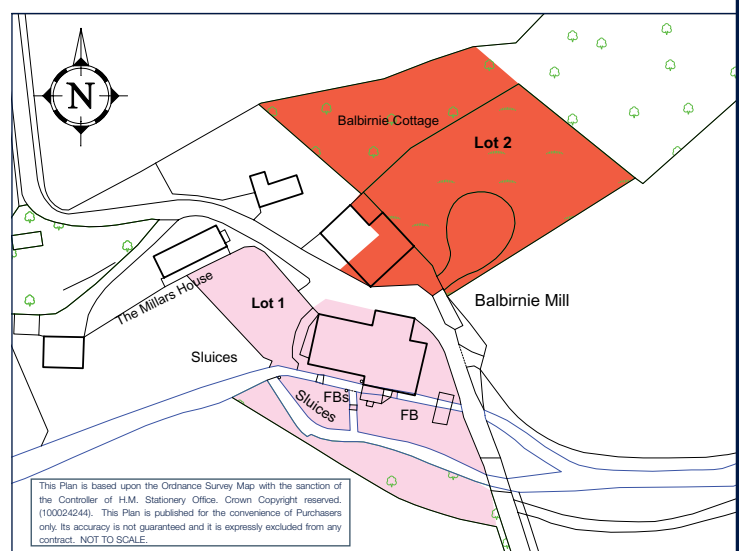
Vacant possession and entry will be given on completion.

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.

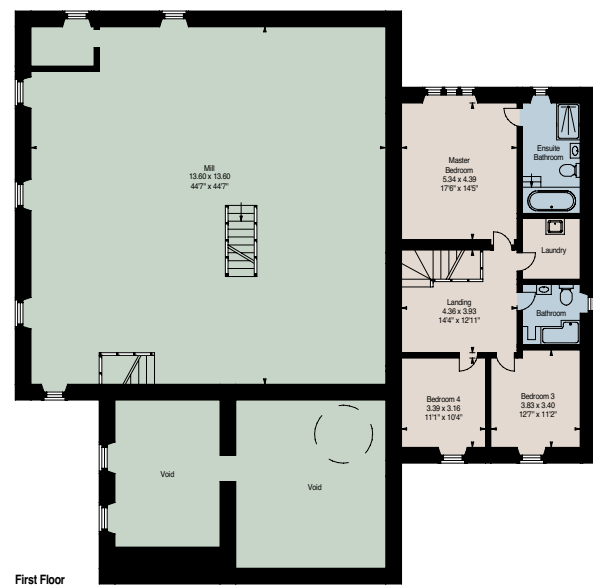
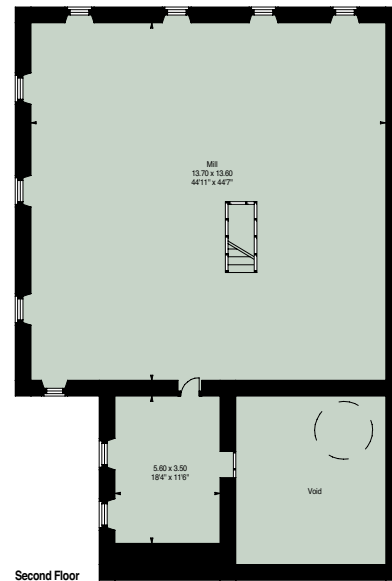
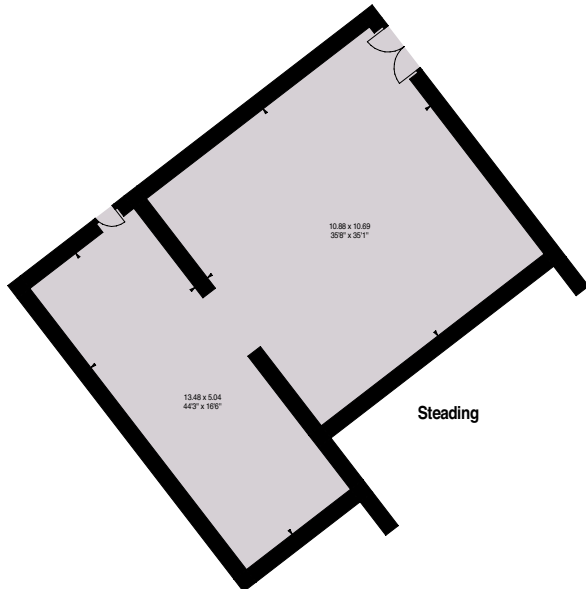
Purchase Price

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.



FLOORPLANS

Gross internal area (approx):
House: 285.38 sq.m (3072sq.ft)
Mill: 652.16 sq.m (7020sq.ft)
Steading: 191.93 sq.m (2066 sq.ft)
For Identification Only. Not To Scale.



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