



Flocklones House,
Flocklones, By Invergowrie DD2 5LE





Original 18th century farmhouse, south facing in a semi-rural location, with mature grounds of 0.67 acres

3 public rooms

Dining kitchen

Rear hall and vestibule

Utility room

Boot room

5 bedrooms (master en suite)

Family bathroom

Shower room

Detached double garage

Independent office

Dundee 8 miles ■ Ninewells 8 miles ■ Perth 19 miles ■ Edinburgh 58 miles ■ Aberdeen 75 miles



Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

Directions

From Perth take the A90 towards Dundee. Stay on the dual carriageway for approximately 12 miles and take the slip road signposted for Longforgan. At the mini roundabout take the first exit signposted for Flocklones. Continue for a further 0.7 miles, turning right at the small T junction, and on entering the hamlet of Flocklones turn immediately right and the entrance to Flocklones House is to the left.

Situation

Situated in the small hamlet of Flocklones, Flocklones House enjoys a picturesque setting only a short drive from Dundee and the main A90 trunk road. It faces south and has views out over the Carse of Gowrie to the Fife hills beyond.

Local amenities are found in Longforan, a thriving village which has a good range of local services including a Post Office, a local shop and a primary school. The area combines attractive countryside with good access to Perth, Dundee and Edinburgh. From Perth, the M90 links to Edinburgh, whilst the A9 and M9/M80 links to Stirling and Glasgow, and the A9 heads north to Inverness. The A90 continues north from Dundee to Aberdeen. There are railway stations at Perth and Dundee and Dundee has an airport with services to Stanstead as well as international flights. Edinburgh Airport is also easily reached.

Dundee provides all the facilities expected of a major city and is currently experiencing a £1 billion re-development of its waterfront, including construction of the V&A Museum of Design. Perth, only 19 miles distant, is considered one of the most desirable cities in the United Kingdom. The city centre has an excellent range of shops and professional services. Both cities have a number of high quality restaurants and good leisure facilities including a swimming pool, ice rink and sports centre. Secondary schooling is available in Dundee & Perth with local private schooling found at Dundee High School, St Leonards, Craigclowan, Kilgraston, Glenalmond and Strathallan.

The recreational opportunities in the area are excellent. There are a number of golf courses around Dundee and Perth, with Rosemount, Gleneagles, St Andrews and Carnoustie all within easy driving distance. Fishing, sailing and kayaking is available on the River Tay and there is horse racing and polo at Scone Palace. Perth is a gateway to the Highlands with hill walking and skiing.

Description

Believed to date from the end of the 18th century, the original farmhouse is of stone construction with harling and a slated roof. A traditional extension was added in the 1970s and this also has a pitched slate roof. Extensive and sympathetic modernisation has been carried out by the current owners, this includes double glazing, air source heating which was installed in 2011, and quality fixtures and fittings within the kitchen, laundry room, the bathroom and the en suite facilities.

Accommodation

Accessed via a path from the driveway, the formal dining hall has generous dimensions and carpeted flooring. Double doors lead to the main hallway which has an under stair cupboard. From here there is a sweeping staircase to the first floor with a window at the mid landing. The hallway also leads to the tiled rear hall and vestibule which provides a convenient second entrance to the property. Further doors lead to the sitting room and family room.

The sitting room has an impressive south facing view, with French doors leading out to the garden and it has a further large window to the west. Doors return to the hall and dining room.

The family room has a window to the east and French doors leading to a patio, to the south. There are two press display units and a focal multi fuel stove. The family room is open to the dining kitchen which has ample space for an island unit, a table and chairs. There are cream base and wall mounted units with wood block and granite worktops. An inset Belfast style sink with a mixer tap. The kitchen appliances include an integrated dishwasher, a Stoves range cooker with a combined induction/ceramic hob and warming plate. It has windows to the east and west. The free standing island unit, the Welsh dresser and the freestanding fridge/freezer may all be available by separate negotiation.

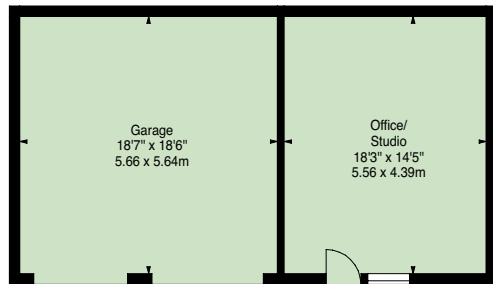
The utility room is of a generous size with a deep full height storage cupboard and wall mounted units, an inset 1½ bowl sink with mixer tap, a pulley, a window to the north and a glazed door to the garden. There is plumbing for an automatic washing machine and space for larger appliances. There is a double cupboard housing the heating exchange unit and the water tank. The boot room has a window to the north, a tiled floor and wall shelving.

On the ground floor is a double bedroom with an external door to the garden and doors to the dining room and the rear hallway. There is a shower room off the hallway with a WC,

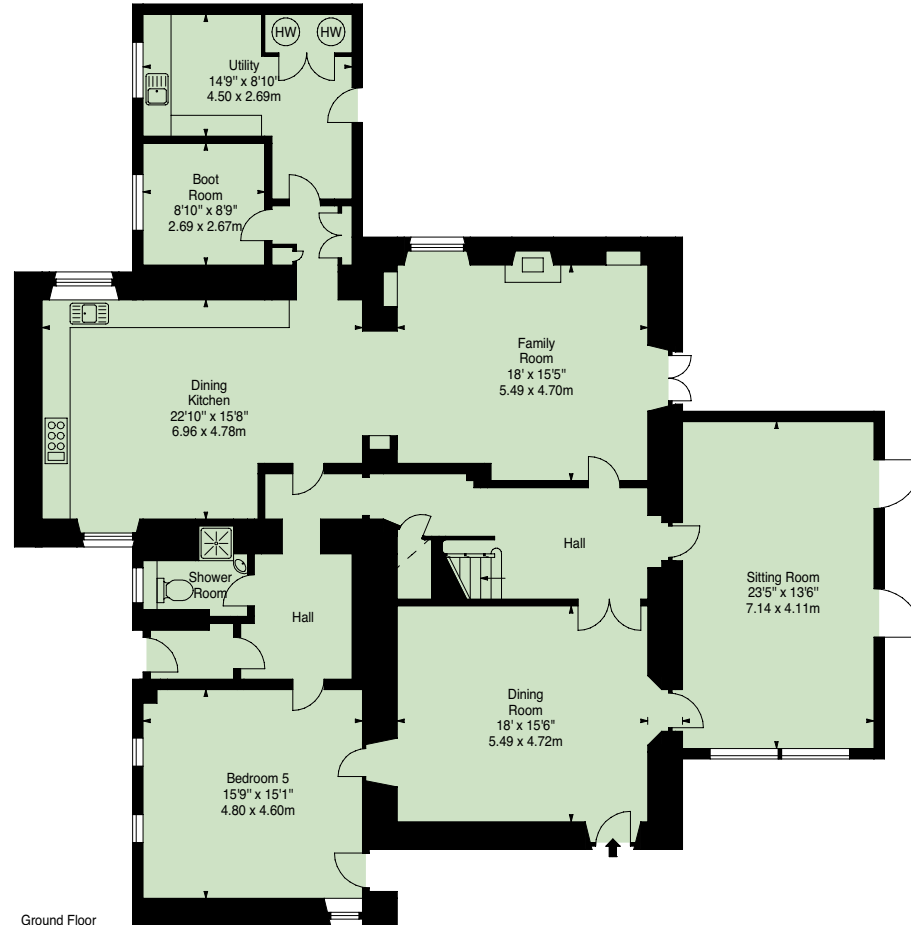


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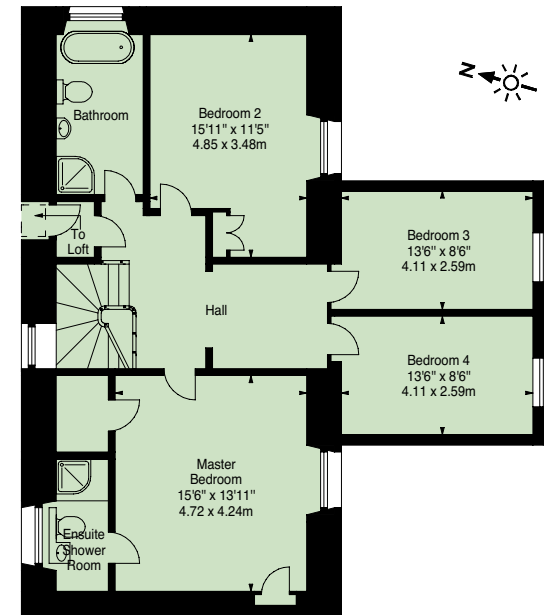
Approx. Gross Internal Area
3352 Sq Ft - 311.40 Sq M
Garage & Office/ Studio
Approx. Gross Internal Area
620 Sq Ft - 57.60 Sq M
For identification only. Not to scale.
© SquareFoot 2016



Ground Floor



Ground Floor



First Floor

wash basin and a shower. With access out to the rear of the property, this part of the house would lend itself perfectly for families with teenagers or dependent relatives.

First floor

A large upper landing has a storage cupboard and gives access to the attic. Off the landing is the family bathroom which has underfloor heating and a towel radiator. It comprises a WC, wash basin, free standing bath and a separate shower.

There are four further double bedrooms all with south facing windows. The master bedroom has walk-in storage and an en suite shower room, which has underfloor heating and a heated towel rail. There is a WC, wash basin and a corner shower. The window faces north.

Outside

There is a sweeping driveway which has recently had new gravel, providing ample parking and turning space. There is a centre island with silver birch trees. The driveway allows access to the detached double garage and office. The garage/office was constructed in 2005 and has two single 'up and over' doors. It has power and light. The office has a glazed door, a window and electric heating. It is fully plasterboard lined and decorated and has power, light, and an Internet connection.

The grounds extend to about 0.675 acres of mature and established gardens. There are wrought iron gates enclosing the driveway, drystone walls, raised flower beds, lawned areas with scattered mature trees, paved seating area, vegetable plot and potting shed, storage shed and log store, an ornamental pond. The south facing open views are out over the Carse of Gowrie, agricultural land and the hills beyond.

Services

Mains electricity and water, drainage to a communal private system, air source heating and a multi fuel stove in the family room.

Council tax

Angus Council Tax Band G

EPC rating - D

Fixtures and fittings

The fitted blinds and floor coverings and integrated kitchen appliances are included in the sale. Both fridge freezers, the Welsh dresser and island unit in the kitchen together with the

sit on lawnmower and hedge trimmer are available by separate negotiation. The chandelier light fittings may also be available.

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 terms 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.

Important Notice

Bell Ingram, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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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