



RETTIE



ST MARY'S RECTORY AND HALL | NEWPORT ON TAY | FIFE

ST MARY'S RECTORY AND HALL, NEWPORT ON TAY, FIFE DD6 8DA



A generously proportioned family home which has retained fine period detail and with exceptional views, along with the former Church Hall which may be suitable for a range of different uses.

Accommodation

Ground Floor: Porch, Cloakroom, Hall, Sitting Room, Family Room, Dining Room, Breakfast Room, Kitchen.

First Floor: Landing, four Double Bedrooms, walk-in Linen Cupboard, Family Bathroom, separate WC.

Church Hall: Main Hall, Kitchen, Ladies and Gentlemans Cloakrooms, Storage.

Exterior: There is a garden to the front and rear with a variety of trees, shrubs and bushes. Lean-to Store.



Situation

St Mary's Rectory and Hall are located centrally in the town of Newport on Tay. The town was established at the end point of a ferry route itself started in the 12th-Century. In the early 18th-Century a new Pier and Inn were built which were funded by the Guild of Dundee resulting in this new settlement being called 'New Dundee'. As the town expanded throughout the 19th-Century it grew into a commuter suburb of Dundee with the location of prosperous Jute Manufacturers, Industrialists and the more prominent in Dundee establishing fashionable residences. The Tay Road Bridge opened in 1966 and provides swift access to Dundee. Dundee is currently benefiting from a substantial regeneration and development programme at the waterfront, the Victoria and Albert Museum being a particular feature and due to open in 2018. Dundee has all the essential stores and supermarkets, all expected of one of Scotland's largest cities. Private schooling is available at Dundee High School in addition to local primary and secondary schooling. There is a range of attractions close by including some of the finest Golf Courses Scotland has to offer. These include the famous Old Course at St Andrews, just a short trip along the coast and the Open Championship Course at Carnoustie over the Firth of Tay, lying on the coast on the north of Dundee. Fishing and country pursuits are also available locally. For the seafarer there is the Royal Tay Yacht Club.

Newport on Tay is well served for accessing Scotland's integrated transport network via the A90 dual carriageway linking both Aberdeen and Perth, which in turn continues south to Edinburgh via the M90 and on to Glasgow via the A9(T) and the M9. There is a main line Railway Station at Dundee with services both north and south and Dundee Airport offers regular flights.

Description

The Rectory is located in a prominent position on the High Street of Newport on Tay and sits handsomely in an elevated position within a conservation area, with fine views to the north towards Dundee over the Firth of Tay including the Tay Rail Bridge. The accommodation of the Rectory is over two levels and is finished externally with a half-timbered front façade along with predominately stone under a pitched slate roof. The Rectory has retained fine period features including decorative corning, ceiling roses and astragal sash windows, to which in most instances secondary glazing has been added. The property now requires a level of modernisation which offers the new owner the chance to stamp their own identity on the property.

The Rectory is accessed initially via a shared footpath and then a private path which leads to a large overhanging porch. A timber door opens into the vestibule with Terrazzo tiled flooring and natural light via a stained glass window. The cloakroom is adjacent with ample space for coat hanging and with a wash hand basin and separate WC.

The entrance hall provides access to the principal ground floor reception rooms. The sitting room is a bright double aspect room with both corning and ceiling rose. A central focal point is the fireplace with its tiled surround and hearth with timber mantel.

The dining room has good views to the north, decorative corning and picture rail as well as a fireplace with timber mantel. Further reception space could be provided with the use of the family room which has a fireplace and south facing astragal sash windows. Equally this room could be used as a study.



The existing breakfast room is adjacent to the kitchen and has a west facing sash window. There is a large boxroom off and this coupled with the breakfast room might be suitable for conversion to a kitchen/breakfast room by the new owners. The existing kitchen is located off the back hall and provides a coat hanging area and door to the rear garden. The kitchen is west facing and has a range of floor and wall mounted kitchen units, four ring gas hob and oven, one and a half bowl sink and drainer.

A stair rises from the entrance hall to the first floor, and with a stained glass window at half stair level, natural light flows both to the ground and first floor levels. The master bedroom comprises of a generously proportioned room with a tripartite astragal sash window with views to the Tay Rail Bridge as well as retaining features such as plain corncicing and a fireplace. The second large bedroom also has a large tripartite window, fireplace with decorative cast iron insert and a boxroom off. Two further double bedrooms.

The family bathroom is fitted with a cast iron bath, wash hand basin, heated towel rail and an Expressions 500 shower. Adjacent is a separate WC.

Located to the front of the Rectory is a herbaceous border which provides a level of all year round colour and screening, to the rear is a larger area of garden with mature trees and which provides great space for stocking with a variety of shrubs and bushes.

St Mary's Church Hall

The hall is located under the Rectory and is accessed via a shared footpath. Double doors lead into a vestibule that provides coat hanging and is finished decoratively with timber panelling to dado height level. The main hall is generous in size with timber panelling, two large walk-in shelved cupboards and a large recess.

Located off the hall are three rooms. The first is a kitchen and includes a Magnet electric four-ring hob and oven, stainless steel sink and drainer and a Worcester wall mounted gas boiler. There is a range of floor and wall mounted kitchen units. The two other rooms are a Ladies and a Gentlemans cloakroom both of which includes a separate WC and wash hand basin.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD6 8DA.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Local Authorities

Fife Council, Fourth Floor, Kingdom House, Kingdom Avenue, Glenrothes KY7 5LY.

Burdens

The Rectory:	Council Tax Band F
Church Hall:	Rateable Value £1,700 per annum.

EPC Rating

D

Services

Mains water, mains drainage, mains gas. Gas central heating.

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Solicitors

J & H Mitchell WS,
51 ATHOLL Road,
Pitlochry
PH16 5BU

Tel: 01796 472 606;
Fax: 01796 473 198

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

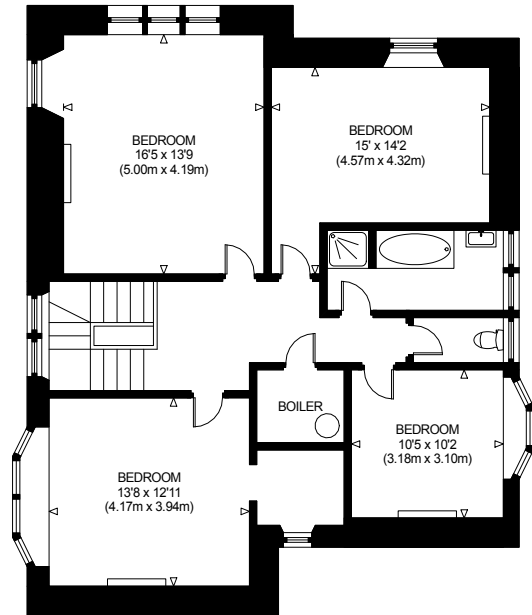
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

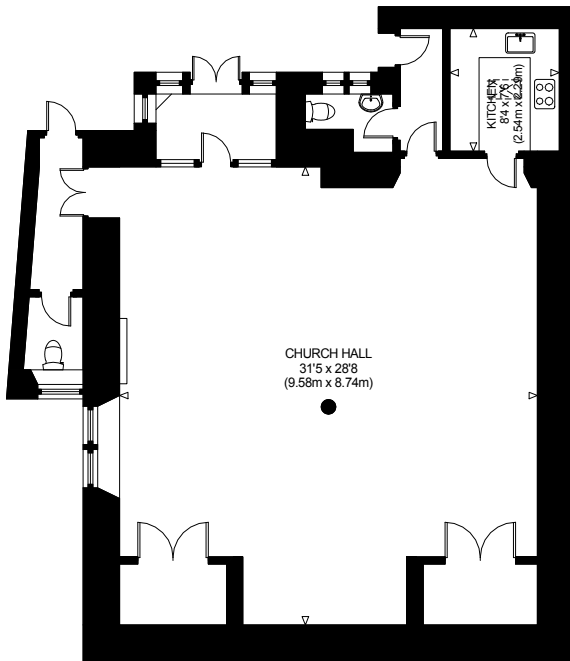
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

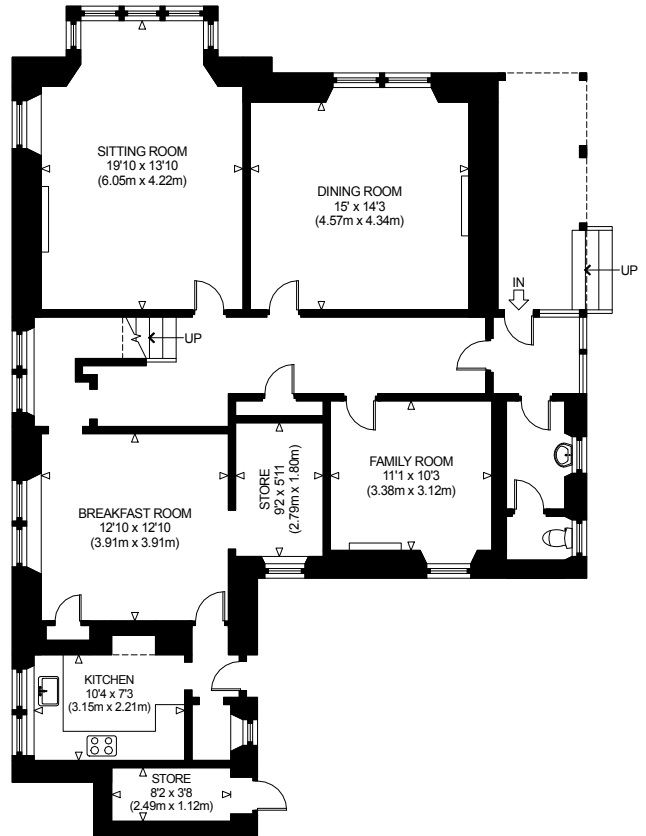




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1044 SQ FT / 97.0 SQ M



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1177 SQ FT / 109.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1315 SQ FT / 122.2 SQ M

HIGH STREET, NEWPORT-ON-TAY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3536 SQ FT / 328.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Important Notice

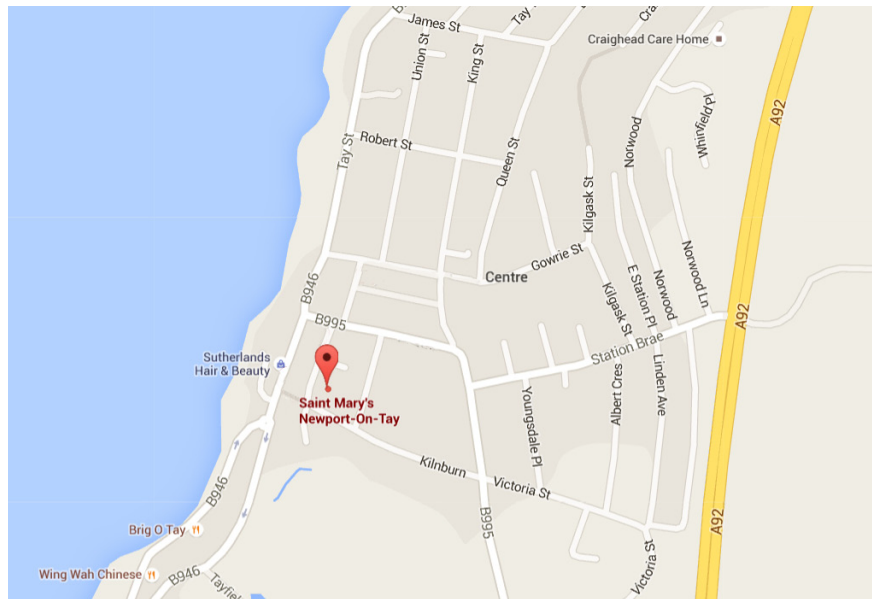
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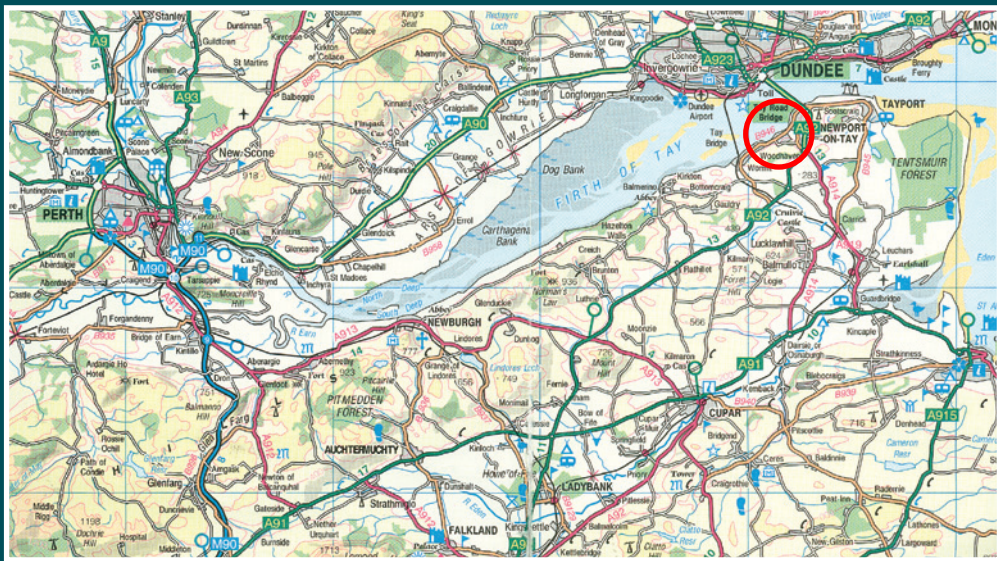
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It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





11 Wemyss Place, Edinburgh, EH3 6DH
0131 220 4160
mail@rettie.co.uk

www.rettie.co.uk