



Inverquharity Castle
Kirriemuir, Angus



A recently modernised, historic 15th Century Tower House with extensive grounds, in a stunning private rural setting and with excellent views

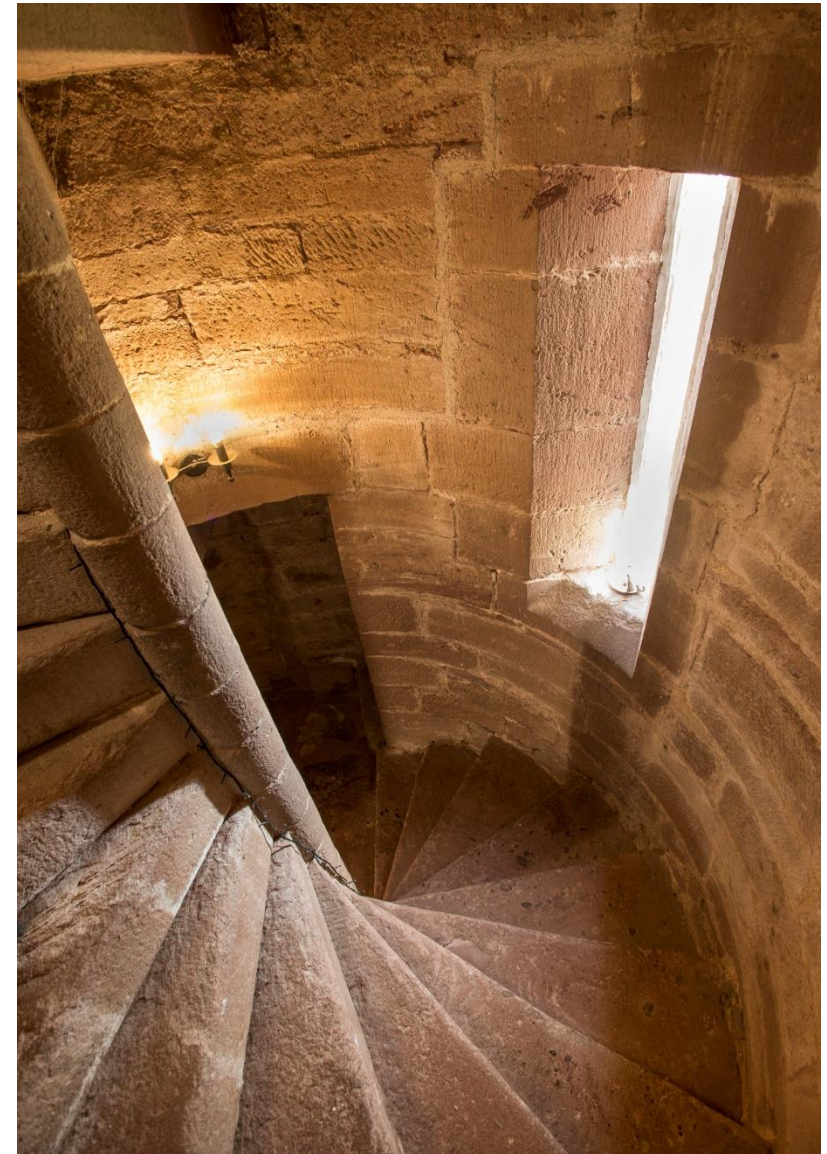
Accommodation

Entrance Hall ♦ Morning Room ♦ Shower Room ♦ Utility Room/Store ♦ Open Plan Kitchen and Breakfast Room ♦ Vaulted Dining Room ♦ Great Hall ♦ 2 Bedroom Suites with En-suite Bathrooms ♦ 2 Further Bedrooms ♦ Shower Room

Gardens and Grounds

In all about 4.79 hectares (11.85 acres)

Kirriemuir 4 miles ▪ Dundee 20 miles ▪ Perth 33 miles ▪ Aberdeen 52 miles



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Situation

Inverquharity Castle is conveniently placed for the A90 dual carriageway, allowing easy access to both Dundee and Aberdeen. It is also well placed for the Angus towns including Forfar, Brechin and Kirriemuir. The immediate surrounding countryside comprises fertile agricultural land whilst the Angus Glens, reaching into the Grampian Mountains, lie to the north.

Shopping can be found in nearby Forfar and Kirriemuir both of which have leisure facilities. There are golf courses at Kirriemuir, Forfar and Brechin, with further courses in Alyth, and the championship course at Carnoustie is within easy driving distance. Fishing can be taken on the nearby River South Esk, and on the North Esk. The Angus Glens provide some of the best hill walking in Eastern Scotland, together with ski-ing at Glenshee in winter. There are pleasant sandy

beaches at Lunan Bay and St Cyrus. There is a vast array of local wildlife surrounding the castle, including a resident red squirrel family, birds of prey and roe deer.

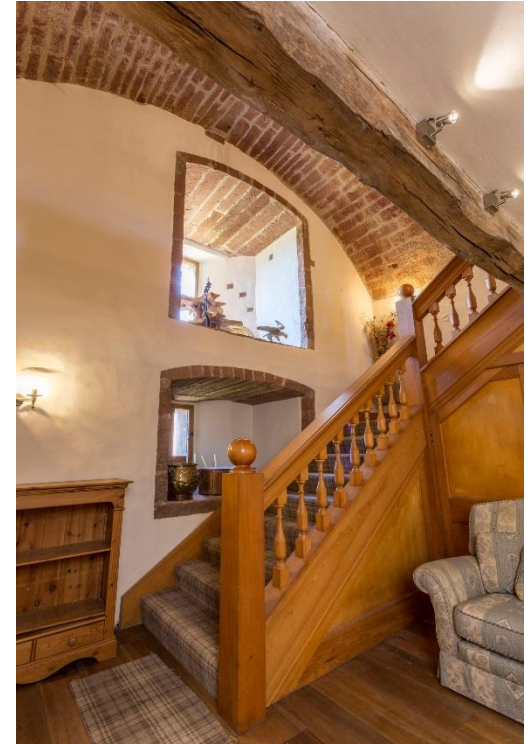
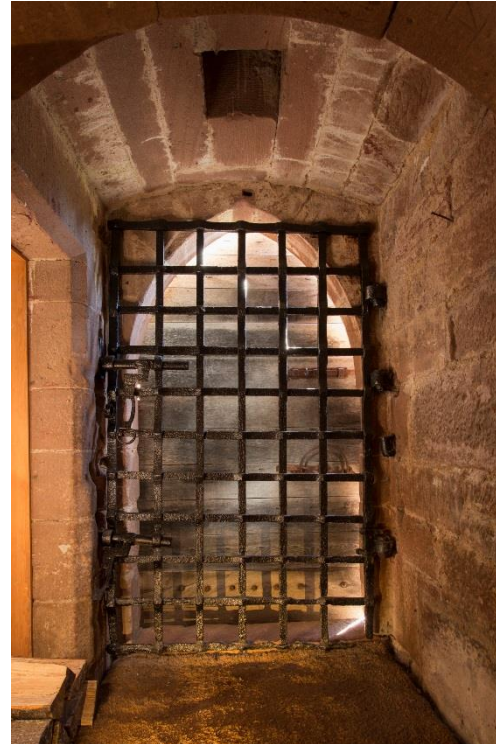
There are mainline railway stations at Montrose, Arbroath and Dundee, with regular services to Aberdeen and to the south, including a sleeper. Aberdeen Airport has a range of domestic and European flights; Edinburgh Airport is also with easy reach, and there are services from Dundee to London Stanstead Airport, Jersey and Amsterdam.

Description

Inverquharity Castle occupies a commanding position in the surrounding landscape and is approached over a private drive with a bridge over the Quharity Burn. The original tower house dates from the 1440's and was restored and extended in the 1960/70's. A significant proportion of the Castle

has recently been refurbished to a very high standard, with scope for further work to be carried out by a new owner.

The front door is protected by the Iron Yett, the license for which was granted by King James II in 1444 and this opens into the main entrance hall. At this level there is a morning room with fireplace and also an historic well, together with a cloakroom and store. From the hall a timber staircase leads to a stunning dining room with vaulted ceiling from where there is access to the kitchen/breakfast room. The turnpike staircase leads to the second floor and the Great Hall with a magnificent fireplace and a small mural chamber. Also at this level is a bedroom suite with dressing room and bathroom. At third floor level there is a master bedroom with en-suite bathroom, featuring two original fireplaces, two further bedrooms and a shower room.



Gardens and Grounds

The castle stands in about 11.85 acres of private grounds including gardens and wooded policies.

Services

The Castle is served by mains electricity and water with private drainage. There is an oil central heating system, with partial underfloor electric heating.

Council Tax

The property is in Council Tax Band H.

Listed Building

Inverquhar Castle is listed, Category A.

EPC Rating

Inverquhar Castle is rated as F(27)

Viewing Arrangements

Strictly by appointment through Bell Ingram on 01307 462516 or Knight Frank on 0131 222 9600.

Closing Date

A Closing Date may be fixed and prospective purchasers are advised to note their interest to the selling agents.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set and will not be obliged to accept either the highest or indeed any offer.

Important Notice:

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no

warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Ltd, Knight Frank LLP, nor their directors, partners or employees assume any responsibility therefore. In particular:

i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;

ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and

iii) any descriptions, measurements or dimensions quoted are approximate only and references to

conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.

Conditions of Sale

1. Fixtures & Fittings

The fitted carpets, curtains and light fittings are excluded from the sale but may be available by separate negotiation.

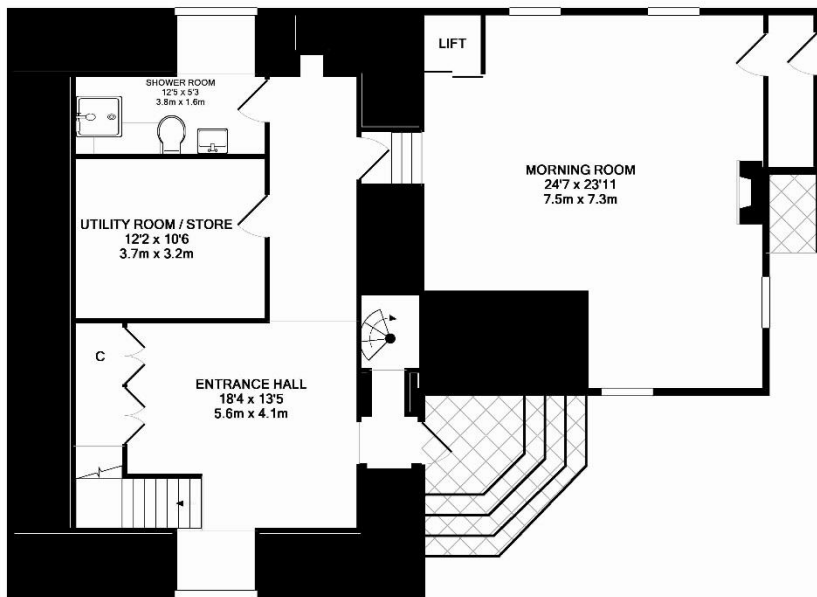
2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

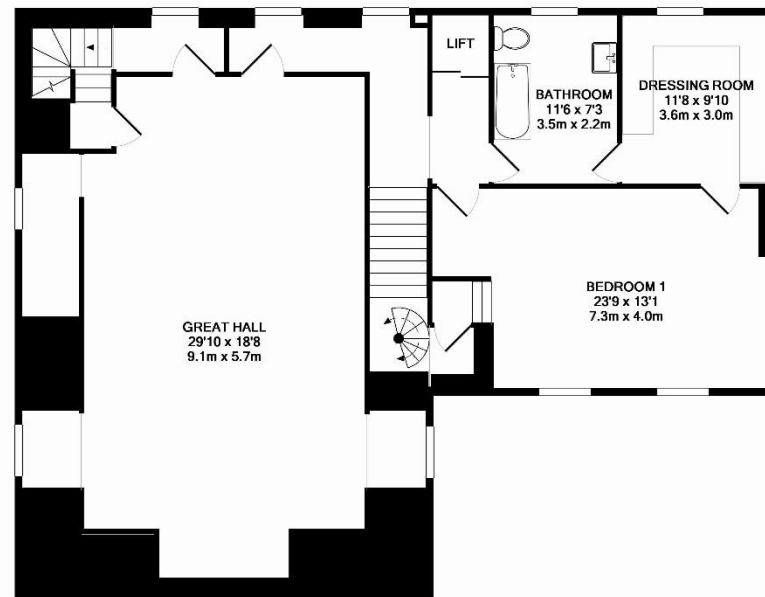
3. Deposit

On conclusion of missives a deposit of 10% of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

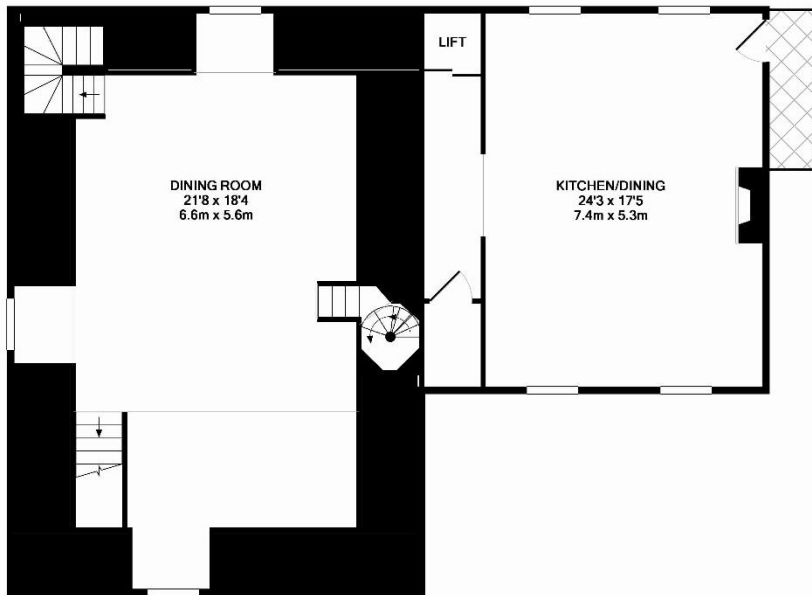




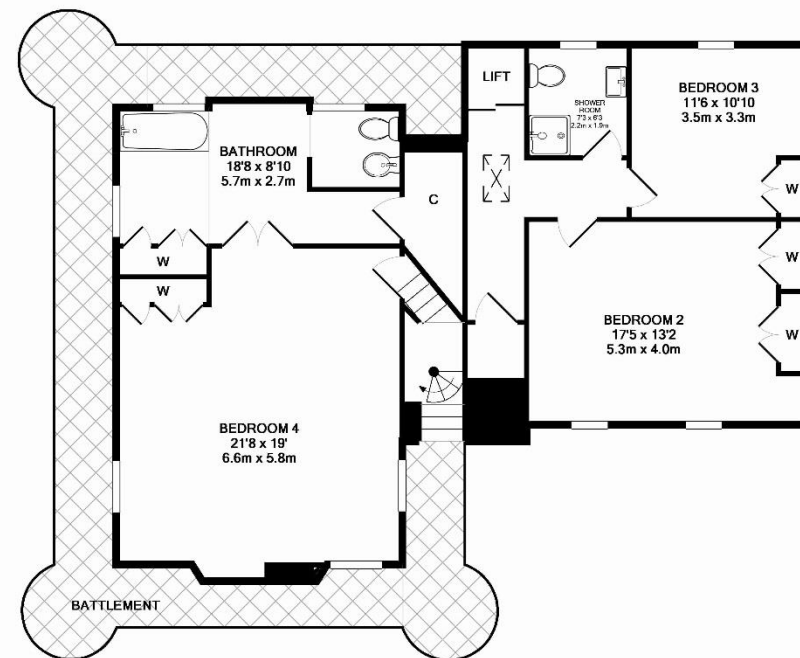
GROUND FLOOR
APPROX. FLOOR
AREA 1150 SQ. FT.
(106.8 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 1346 SQ. FT.
(125.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1189 SQ. FT.
(110.4 SQ. M.)



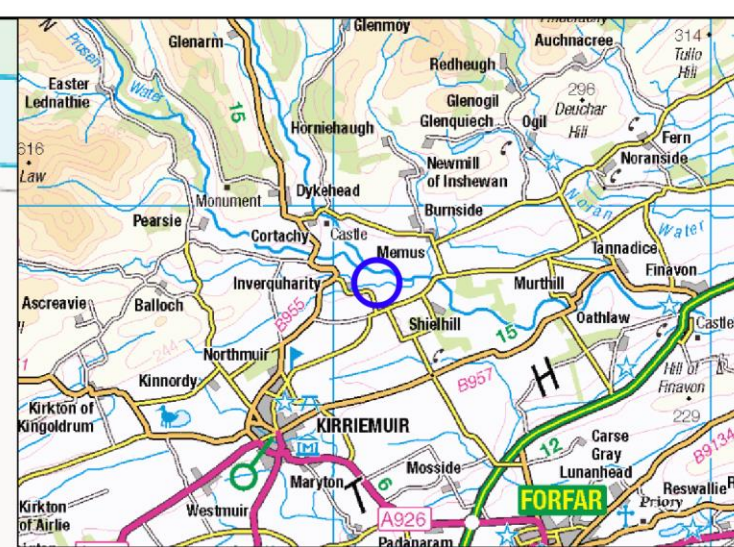
3RD FLOOR
APPROX. FLOOR
AREA 1137 SQ. FT.
(105.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 4822 SQ. FT. (447.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION PLAN



Inverquharity
Castle

Track

Track

Ford

Track

Quharity
Burn



W. H. H. H.