



OUTSTANDING MODERN COUNTRY HOUSE, CONVENIENTLY LOCATED TO THE A90

WOODLAND HOUSE, KINGSMUIR, BY FORFAR, ANGUS, DD8 2LG

savills

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ANGUS, DD8 2LG

Hallway ♦ sitting room ♦ open plan family/dining room ♦ kitchen
sun room ♦ utility ♦ boot room ♦ master bedroom with dressing
room and en suite ♦ 4 further bedrooms ♦ 2 shower rooms

Attached double garage ♦ workshop and stabling with three
loose boxes ♦ tack room ♦ store and WC

Well laid out and enclosed gardens

Sand ménage & paddocks with pony shelter

About 3.6 acres

Further field extending to 5.75 acres may be available in
addition

EPC rating = D

Forfar: 2 miles
Dundee: 14 miles
Perth: 35 miles
Aberdeen: 59 miles

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the A90 dual carriageway (Dundee to Aberdeen) take
the A932 turning just to the south of Forfar at Lochlands Garden
Centre and signposted for Abroath. Immediately after passing the
Lochlands Garden Centre turn right, signposted for Ladenford and
Lour. After 2 miles turn left, signposted for Caldhame and Forfar and
continue for 0.7 miles. Turn right signposted Cherryfield and Kingsmuir.
The turning into Woodland House will be seen on the left after 0.2
miles, and behind a high beech hedge.

Alternatively if coming directly from Forfar take the Lour Road.
Continue for 1 mile after leaving Forfar and then turn left, signposted
Cherryfield and Kingsmuir and proceed as above.



Situation

Woodland House is situated just to the south east of Forfar, and close to the village of Kingsmuir. It looks out to the north over agricultural land to Pitscandy Hill and on to the Angus Glens. To the south lies an area of woodland forming part of the Lour Estate.

Forfar, the county town, provides extensive shopping, primary schooling and secondary schooling at Forfar Academy, a leisure centre, a swimming pool and business facilities. Private schooling is found at the High School of Dundee, with a bus service from Forfar.

Angus is well known for its range of outdoor pursuits. Fishing can be taken on the North and South Esks. The Angus Glens provide some of the best hill walking in eastern Scotland, and there is skiing at Glenshee. Loch fishing is available locally at Rescobie. As well as the local golf courses at Forfar and Kirriemuir, the championship courses at Carnoustie and St Andrews are within easy driving distance. There is a golf driving range on the northern edge of Forfar. Pleasant sandy beaches include those at Lunan Bay and at St Cyrus, which is a Nature Reserve. Locally there are fine walks up Balmashanner Hill and the Forfar Path Network, including the link between Lour Road and Cherryfield. There is also good pony hacking.

The A90 is very easily reached and provides fast access south to Dundee, Perth and central Scotland, and north to Aberdeen. Both

Dundee and Perth provide all the services expected of major cities, while Edinburgh and Aberdeen are also within reasonable driving distance. There are east coast mainline railway stations at Arbroath and Dundee, with a sleeper service. Both Aberdeen and Edinburgh airports provide a range of domestic and European flights and there are services from Dundee to London Stansted and Amsterdam.

Description

Woodland House is a fine country property which was built in 1990. It enjoys good views to the north to the hills. The house, which has a harled and brick finish with a tiled roof, was extended in 1992, with the addition of the sun room. In 1994 the stable block was added. This provides excellent equestrian facilities, but could be converted into a number of different uses, if required, subject to obtaining any necessary consents, as it was built to be in keeping with the rest of the house. The house continued to be enhanced over the years. In 2008 the kitchen was refurbished, with the shower rooms being done in 2009. Solar panels were installed in 2013, which significantly reduce the running costs of the house, which is mainly triple glazed, with some double glazing.

The sun room, which overlooks the garden, was used as an office, and benefits from its own entrance. There are three downstairs bedrooms, one of which is currently used as a study, together with two upstairs bedrooms. At the hub of the house is an open plan family/dining room and kitchen. There is an entrance from the courtyard, and another from the garden to the north. As such it is a very comfortable and



spacious family house, which offers considerable flexibility, and an ability to extend into the adjoining garage and stable wing if required. Electric gates open onto a monoblock paved parking and turning area, within a courtyard by the house and garage.

A wooden door from the garden with a side light opens to a hallway with wooden floor, shelved cupboard and double opening glazed doors to the sitting room. This has picture windows with views to both the garden and the hills, together with a wooden floor Morso wood burning stove with fitted Parador shelves and display cupboards. Further double opening doors off the hallway open to the family room/dining and kitchen. The family/dining area has a wooden floor, door to garden and a wall mounted Panasonic TV and stairs to the first floor. The fully fitted kitchen has fitted units with Corian sink and worktops, and fitted Miele appliances including a coffee machine, oven/grill, American style fridge/freezer, steam oven, oven, four ring induction hob with extractor and dishwasher. The floor is slate tiled. Off the kitchen is the back hall with a side entrance door, a boot room and the sun room which was

previously used as an office and overlooks the garden and again has a slate tiled floor. Off this is the utility room which has a Corian sink and worktops, plumbing for washing machine and dryer and a clothes pulley.

A passage from the family room leads to bedroom 1 which is currently used as a study with a built in cupboard. Bedroom 2 also has built in hanging and shelved cupboards. There is a tiled shower room with shower cubicle, washbasin and WC.

Also off the family room is the main entrance lobby which gives access to the integral garage and a large walk in hanging and shelved cupboard. Off this is the master bedroom which has a dressing room with fitted hanging and shelved cupboards, walk in cupboard with dressing table, wall mounted Panasonic TV and a door to a tiled en suite shower room with Roca washbasin, bidet, WC and shower cubicle and a Parador ceiling. Wooden steps lead up to the first floor landing which has a tiled floor and a walk in shelved linen cupboard



with hot water tank. Bedroom 4 has views to the hills, a wooden floor, fitted hanging cupboard and a door which gives access to a walk in floored attic. There is a tiled shower room with corner shower cubicle, Roca washbasin and WC. Bedroom 5 has fitted hanging cupboards.

The integral garage has electric up and over doors, concrete floor and a door to the workshop which again has a concrete floor, together with a fitted workbench and fitted antique storage drawers. Beyond is the stable which has a concrete floor and three loose boxes. In addition there is a WC with washbasin, tack room with sink and shelves and a store.

Beyond the stable block is a sand ménage and a small grass paddock. To the north of the house is a larger paddock with a pony shelter and water.

There are lovely gardens at Woodland House. To the side of the entrance to the property is a rockery. There is an enclosed garden to the south and east of the house. This has a lawn and shrub borders with some lovely azaleas and rhododendrons. There is an area of decking adjacent to the house, which is ideal for seating and entertaining, together with a further area of rockery and a hot tub. The garden, which has been designed for ease of maintenance, is enclosed by hedges, providing privacy and shelter. A gate leads round to the north side of the house where there is a gravelled area and further heather borders.

General Remarks

Additional Property

A field, extending to some 5.75 acres, shown hatched on the plan and lying immediately to the north of the property, may be available in addition.

Outgoings

Angus Council Tax band F.

Energy Performance Certificate

EPC rating = D.

Solicitors

Machardy Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG.

Services

Mains water and electricity, private drainage, oil fired central heating, burglar alarm.

Fixtures and Fittings

Fitted floor coverings, window blinds and light fittings are included.

Access

The access road running past Woodland House is shared with neighbouring properties. The road continues on and links with the Lownie Road coming out of Kingsmuir. If sold without the field a right of access will be granted on the track to the west of the paddocks.

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.

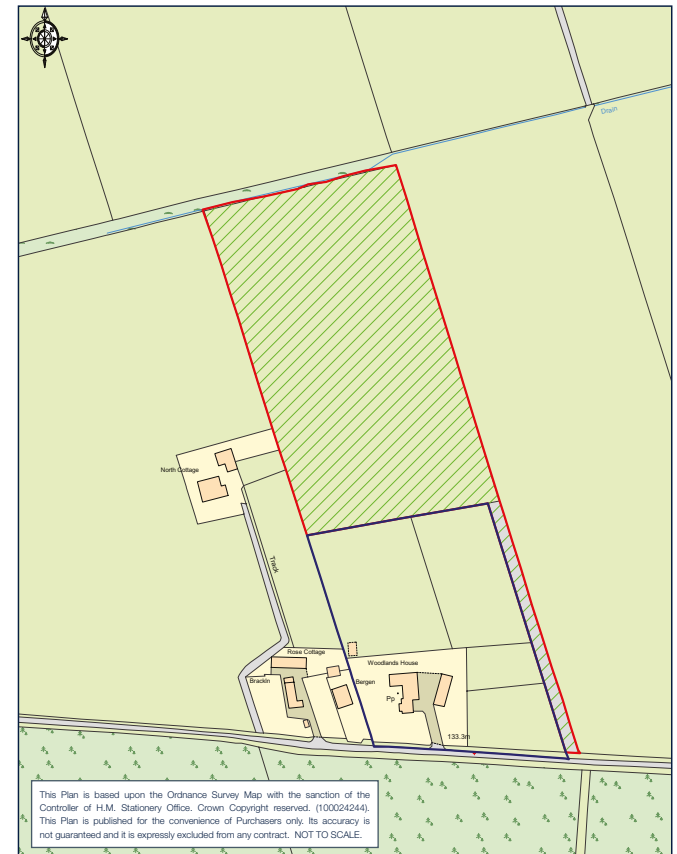
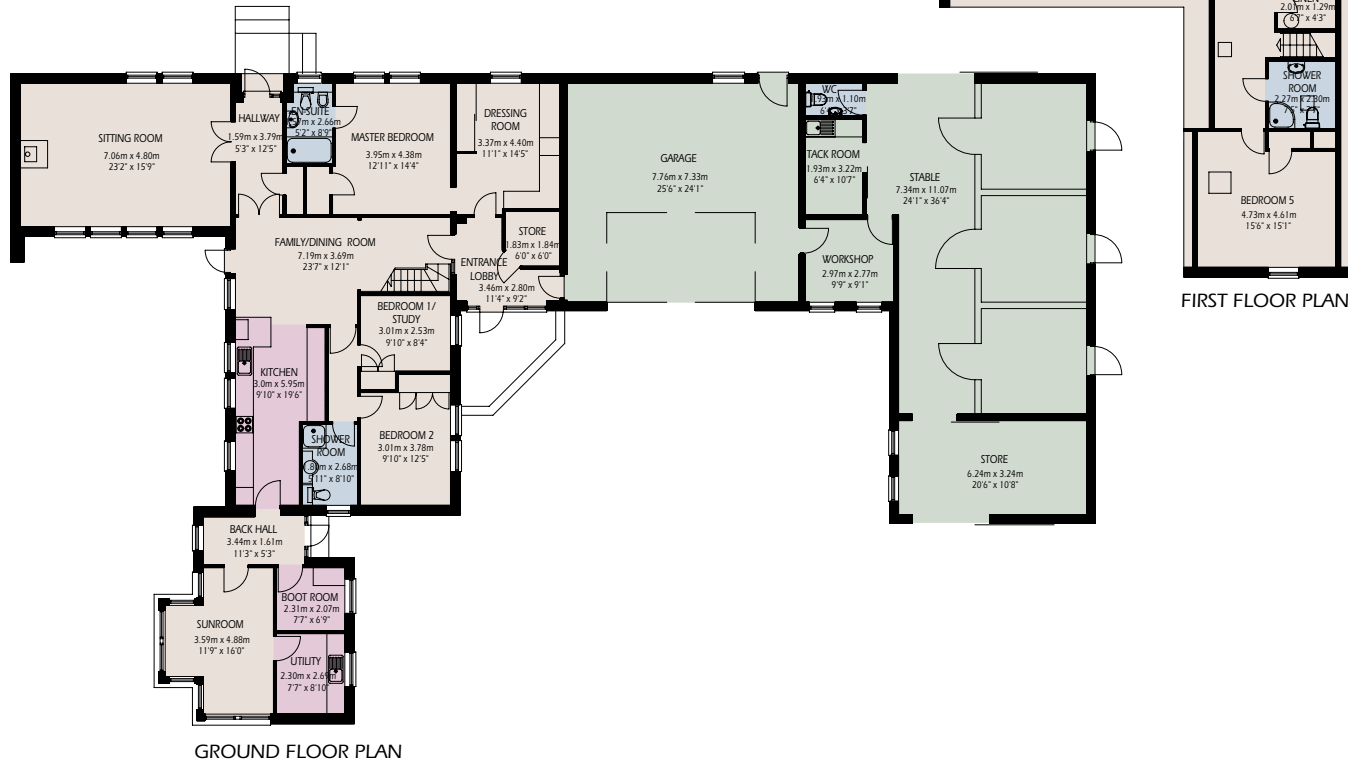


FLOORPLANS

Gross internal area (approx):

House = 255m² [2,745ft²]

Garage & Stables = 172m² [1,851ft²]



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