



GREYSTONE HOUSE

GREYSTONE, CARMYLLIE, BY ARBROATH, ANGUS, DD11 2RJ

RSB/lindsays

savills

DELIGHTFUL FORMER MANSE WITH EXTENSIVE GARDENS AND WOODED GROUNDS

GREYSTONE HOUSE, GREYSTONE, CARMYLLIE,
BY ARBROATH, ANGUS, DD11 2RJ

Entrance vestibule ♦ hallway ♦ drawing room ♦ sitting room
family room ♦ dining kitchen ♦ cloakroom ♦ utility room ♦ study
master bedroom with dressing room and en suite bathroom
2 bedrooms with en suite shower rooms ♦ 2 further bedrooms
shower room

Range of outbuildings with games room ♦ boiler room and
workshop ♦ garden and wooded grounds

About 3.44 acres

EPC = G

Carnoustie 7 miles, Forfar 8 miles, Dundee 14 miles, Perth 35 miles,
Aberdeen 54 miles

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From Forfar take the B9128, signposted Carnoustie. Pass through
the village of Craichie and after a further 2.8 miles turn left, signposted
Greystone. On entering Greystone take the first turning on the left,
passing the former church, and the gates to the house will be seen on
the right.

From Dundee take the B978 at the Claypotts junction on the A92,
adjacent to Sainsburys. After 0.5 miles turn right and right again, onto
the B961. Proceed through Newbigging and past Monikie and Crombie
Country Parks. At the crossroads with the B9128 proceed straight over
on the B961. Continue for 1.9 miles, passing Milton Haugh, and at the
War Memorial turn left, signposted Greystone. Continue for 1.2 miles,
and take the last turning on the right, in Greystone, and proceed as
above.

From the north take the A933 from Brechin, signposted for Arbroath.
0.8 miles after passing Friockheim turn right onto the B961, signposted
Redford and Newbigging. Continue for 4.4 miles, passing through
Redford, and at the War Memorial turn right, signposted Greystone, and
proceed as above.

Situation

Greystone House is conveniently located, some 3 miles south of
Letham and almost equidistant from the Angus towns of Carnoustie
and Arbroath. Dundee is about 15 miles to the southwest. The house
is situated on the edge of the small rural hamlet of Greystone. The
surrounding countryside comprises attractive farmland. Dundee is
easily reached and the A90 also provides fast access north to Aberdeen
and south towards Perth and Edinburgh. Primary schooling is found
at Redford (Carmyllie) and Monikie, which also has a local shop, with
secondary schooling in Carnoustie. The well known Milton Haugh Farm
and Coffee Shop is close by. Forfar and Arbroath provide extensive
shopping, business and leisure facilities. Private schooling is available at
the High School of Dundee. The city itself provides an excellent range of
shops and professional services, together with good leisure facilities. It
is an established centre of excellence in education and life sciences, and
has renowned cultural facilities.

There are golf courses at Forfar and Arbroath, whilst the championship
course at Carnoustie is within easy reach. Fishing can be taken on the
nearby North and South Esk. The Angus Glens provide some of the
best hill walking in eastern Scotland, with ski-ing at Glenshee. There are
pleasant sandy beaches at Lunan Bay near Montrose and at Arbroath
which is famous for its "smokies".





There are railway stations at Arbroath, Carnoustie and Dundee with mainline services to Aberdeen and to the south, including a sleeper. Aberdeen and Edinburgh Airports provide a range of domestic and European flights and there are services from Dundee to London Stansted and Amsterdam.

Description

Greystone House, which was also formerly known as Wester Greystone, dates from the 1880s. It was built as the manse for the nearby former church, which at one time was the Carmyllie Free Kirk. It was used as a manse up until the mid 1950s. The house was extended in the 1960s and was acquired by the sellers in 1996.

It is a most attractive and imposing house, retaining much of its original features and character, including cornicings and panelled doors. It benefits from spacious and well laid out accommodation, and is ideal for both entertaining and for modern family living. The house is stone built, with a slate roof. The first floor extension to the rear is timber clad. Since acquiring the property the owners have converted the garage into a games room, fitted double glazing throughout and undertaken refurbishment works, including upgrading the bathroom and adding the en suite shower rooms. In 2015 a new boiler and hot water tank were installed and the central heating was upgraded, together with a wood burning stove being fitted in the drawing room. The two main reception rooms, currently used as a drawing room and sitting room, are accessed off the hallway. A family room and the dining kitchen create an ideal informal living space, which is linked to the gardens by two sets of French doors. The stairs lead up to two landings. The master bedroom, with its en suite bathroom and dressing room, and the two en suite bedrooms are reached from the front landing. At a slightly lower level the rear landing gives access to two further bedrooms and a shower room, together with a study. Just behind the house is a games room.

Stone gate pillars with wrought iron gates open onto a gravelled drive which leads up to the front and side of the house. A wooden front door with glazed overlight opens to an entrance vestibule with cornice, tiled floor and an inner glazed door to the hallway, again with a cornice and a staircase to the first floor. The drawing room has a cornice, open fireplace with stone mantel and housing a wood burning stove, display alcove with cupboard below, window shutters, original wooden flooring, cupboard and bay window overlooking the garden and a wall mounted Panasonic TV. The sitting room has a cornice, open fireplace with stone mantel and raised grate, wall light, window shutters and a cupboard. Behind this is a cloakroom which has a picture rail, wooden floor, fitted

cupboards, coat hooks and separate WC with washbasin. Off the inner hallway is an understair storage cupboard and the kitchen. This has a cream four door Aga, stand alone wooden kitchen units, dresser and table and chairs, Kenwood washing machine and double porcelain sink, Beko fridge with water dispenser, tiled floor and a French door to the garden. An opening leads through to the family room with cornice, recessed cupboard with wall mounted Samsung TV, recessed shelves, feature stone wall, tiled floor and French doors. Also off the kitchen is the utility room with shelved cupboard, Belfast sink, Indesit washing machine, sliding door to larder and wine cupboard with Indesit fridge/freezer.

From the hallway a curved stone staircase with cast iron balustrades leads upstairs. The front landing has a cornice and roof light. The master bedroom has a cornice, two wall lights, window shutters, window seat and a dressing room which has fitted hanging rails and shelves, while the en suite bathroom has a period roll top bath, pedestal washbasin, WC, tiled shower cubicle and shelves. Both bedrooms 2 and 3 have cornices and each have an en suite shower room with tiled shower cubicle, washbasin, WC and tiled floors. Bedroom 2 also has window shutters and a window seat.

Off the back landing is a shelved linen cupboard and two shelved storage cupboards. The partially tiled shower room has a tiled shower cubicle, pedestal washbasin and WC. Bedroom 4 has a tiled fireplace, washbasin and fitted hanging cupboard. Bedroom 5 has a cornice, built in hanging and shelved cupboards and a wall light. The study has recessed shelving.

At the back of the house is a stone built range of buildings with a slate roof. This originally comprised garaging but it has been thoughtfully converted to a games room with Velux roof lights, exposed beams and electric panel heating. Also within this range are a boiler room with Grant boiler and oil tank, and a workshop/store with stone flag floor. Behind is a lean to dog kennel with run, now used for storage and a log store.

To the east of the house, and linked to the kitchen, is a paved patio with a hot tub. This is a lovely sheltered seating area, with a barbeque and rose arbour, together with shrubs and a stone bird bath. The main area of garden is in front of the house. Here, a lawn is enclosed by shrubs, flower borders and trees. A bridge over a small burn leads to a further area of garden with a lawn, shrubs, fruit trees and trees. Behind the house is a wood with many fine beech trees.



General Remarks

Outgoings

Angus Council Tax Band G.

Energy Performance Certificate

EPC = G

Solicitors

RSB Lindsay's, Seabraes House, 18 Greenmarket, Dundee, DD1 4QB.

Services

Mains water and electricity, private drainage, oil fired central heating, sky satellite dish. Double glazing.

Fixtures and Fittings

Fitted carpets, curtains, blinds and light fittings are included.

Access

There is a right of access in favour of Greystone House over the roadway running past the former church.

Photographs

The interior photographs were taken in September 2015. Particulars prepared July 2016.

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

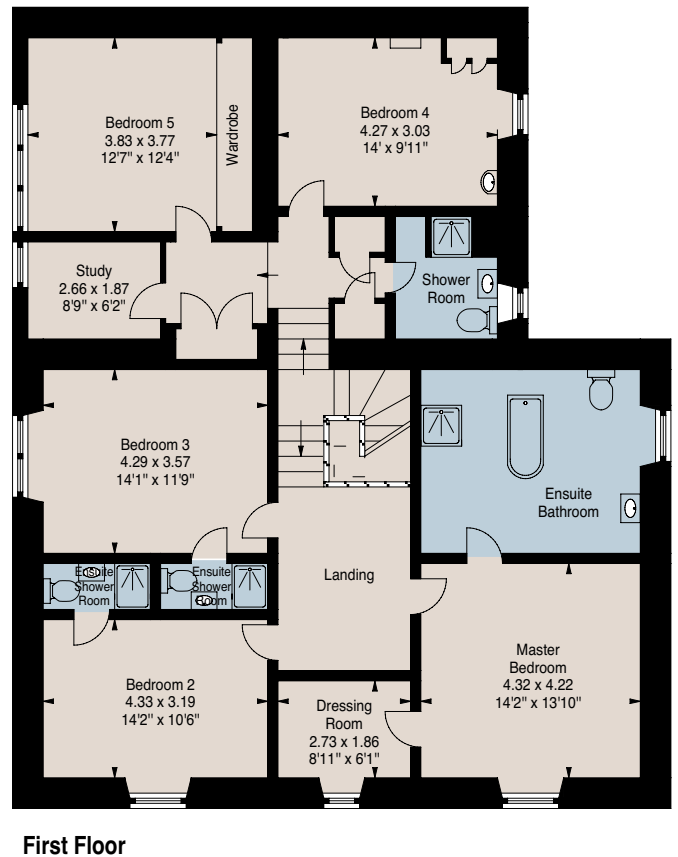
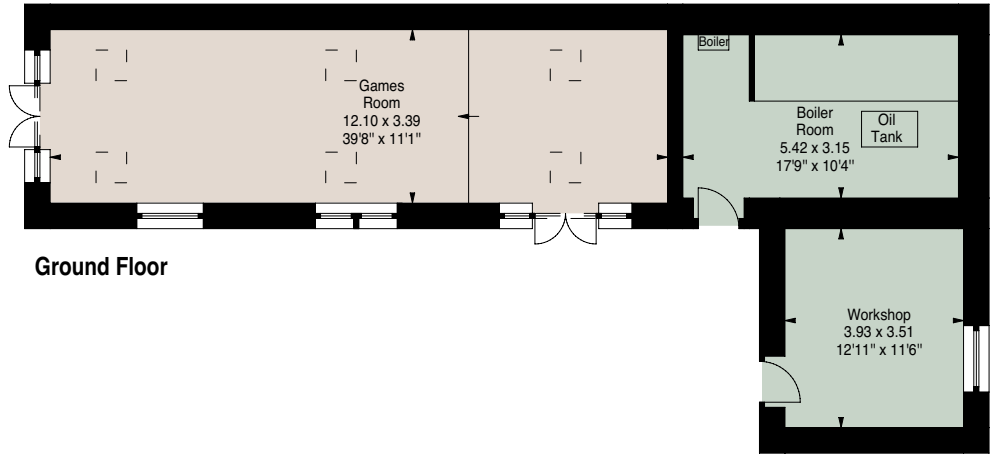
Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

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.

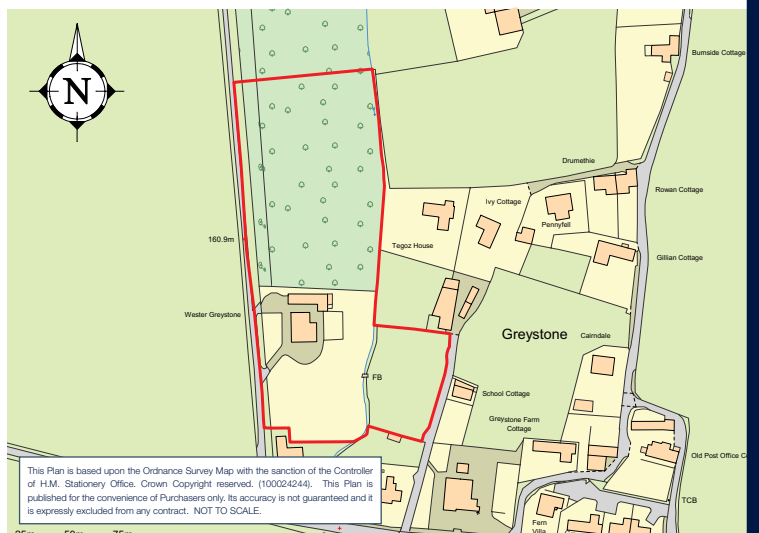


Gross internal area (approx):
 House: 312.89 sq.m (3368 sq.ft)
 Outbuilding: 76.36 sq.m (822 sq.ft)



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