



MOST ATTRACTIVE FORMER MANSE IN THE VILLAGE OF NEWBIGGING

THE OLD MANSE, NEWBIGGING, BY BROUGHTY FERRY, ANGUS, DD5 3RH



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Porch ♦ hallway ♦ sitting room ♦ conservatory ♦ living room
dining room/additional bedroom ♦ kitchen/breakfast room
utility room ♦ 4 bedrooms ♦ bathroom ♦ shower room
summer house ♦ double garage ♦ lovely enclosed gardens

About 0.51 acres

EPC rating = E

Broughty Ferry 5 miles, Carnoustie 6 miles, Dundee 8 miles,
Forfar 13 miles, Perth 28 miles

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from Dundee on the A92 dual carriageway continue over the roundabout adjacent to Dobbies Garden Centre near Monifieth and then at the Ardestie junction take the B962, signposted Monikie and Newbigging. In Newbigging take the turning on the left, immediately after passing the former church and the gates into the Old Manse will be seen on the left.

Alternatively if coming from Arbroath on the A92 proceed past the turnings for Carnoustie and Barry and then take the Ardestie junction, signposted Monikie and Newbigging and proceed as above.

If coming from the north on the A933 (Brechin to Arbroath road), just to the south of Friockheim (some 8 miles from Brechin) turn right onto the B961, signposted Redford and Newbigging continue for some 6 miles, and proceed straight over the junction on the B9128 (Forfar to Carnoustie road), following signs for Newbigging and Dundee. After a further 3.5 miles, in Newbigging, take the turning on the right, just before the former church, and the gates into the Old Manse will be seen on the left.

Situation

The Old Manse is situated in the small village of Newbigging just some 5 miles north east of Broughty Ferry and only around 8 miles from the centre of Dundee. The surrounding area is pleasant and rural countryside. Other Angus towns of Arbroath, Carnoustie and





Forfar are easily reached. Monifieth and Carnoustie provide extensive shopping, and there is an excellent range of shops in Broughty Ferry. There is a small, recently refurbished primary school in Newbigging close to the Old Manse and a local village shop in Monikie.

Secondary schooling is available in Monifieth and Carnoustie, with private schooling at Dundee High School. Dundee 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 is a mainline railway station, with services to the south and a regional airport with flights to London Stansted and Amsterdam.

Carnoustie, with its world famous golf course, which hosted seven open championships, and will again in 2018, is very easily reached.

There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Locally, at Forbes of Kingennie Country Resort, there is a nine hole golf course, a renowned restaurant and four stocked lochans with bait and fly fishing. Crombie and Monikie Country Parks are close by.

Description

The Old Manse is an attractive former manse, situated on the edge of the village of Newbigging. The original part of the house was a cottage, dating from 1792. It was extended when it became a Church of Scotland manse in 1896, and it continued to be the manse up until 1970. It is a fine house, which sits well within its own enclosed walled gardens, and is stone built and partly harled, with a slate

roof and has a date stone of 1792. The house was acquired by the sellers in 1983, who added the conservatory in 1996. Since then the house has been double glazed with the reception rooms completed in 2012. The marble and oak fireplaces in the reception rooms were renewed in 2004, the kitchen was refurbished in 2008 and the downstairs bathroom three years later. Since then the boiler has been replaced and a wood burning stove fitted in the living room. All these improvements have been carried out sympathetically so as to preserve the original character of the house, with features such as cornicings and panelled doors still remaining.

As such it is a house of great character, which is ideal for modern family living and for entertaining, with well proportioned reception rooms and the addition of the conservatory which is linked to both the sitting room and the living room. The house also offers flexibility; the

dining room has been used as a downstairs bedroom, being close to the shower room. The breakfasting kitchen has lots of space for dining and access into the garden. Upstairs there are four good sized bedrooms and a bathroom. The gardens are delightful and outline planning consent in principle for a single storey house was granted in 2015 which creates an opportunity if desired.

Gates open onto a tarred parking and turning area. A wooden front door, with a glazed overlight with the inscription 'The Old Manse', opens to a porch with cornice and dado rail, tiled floor and an inner partially glazed door to the hallway. This too has a cornice and dado rail, together with the staircase to the first floor and a hardwood floor. The elegant sitting room has cornicing, marble fireplace with wooden mantel, window shutters, high level skirting, a shelved cupboard and glazed doors to the bespoke Murray & Molowski conservatory which has two wall lights, Amtico tiled floor and doors to the garden and also links through to the living room. This has ornate cornicing and a centre rose, marble fireplace housing a wood burning stove and a wooden mantel, shelved cupboard and a door to the hallway. Off an inner hallway, with wooden flooring and an understair cupboard, is a tiled shower room with shower cubicle with wet walling, washbasin with vanity unit and WC. The dining room or additional bedroom, has a fireplace with wooden mantel and an arched recess.

The fully fitted JTC kitchen has wooden wall and base units with granite worktops, fitted NEFF dishwasher, sink, oil fired dark blue Aga with side electric module with a further two ovens and four ring ceramic hob, extractor, fitted SMEG microwave and a fitted under counter fridge. There is ample space for informal dining, a dresser unit, tiled floor and a glazed door to the garden. The rear porch, which has a back door with a covered entrance, also has a tiled floor and a hanging cupboard. Off this is the utility room with fitted units with sink, plumbing for washing machine and dryer and a tiled floor.

The elegant staircase has pine balustrades and handrail. The partially tiled bathroom has a bath with shower, pedestal washbasin, WC and a shelved linen cupboard with hot water tank and Amtico tiled floor. The main landing has picture and dado rails. Off this are four bedrooms which all retain their original cornicings. Bedroom 1 has recessed shelves while bedroom 2 has a picture rail and a built in hanging and shelved wardrobe. Bedroom 3 is a double aspect room with window shutters, picture rail and fitted hanging and shelved wardrobe, while bedroom 4 is another double aspect room with a fitted wardrobe.

Attached to the kitchen is a boiler room housing a Worcester oil fired boiler. The gardens, which are enclosed by walls, are well laid out and comprise lawns, shrub borders, including rhododendrons and hedges, which divide the gardens into separate areas. There are trees providing privacy and shelter. Within the gardens is a wooden summer house (2.37 m x 2.31 m), a wooden garden shed (3.0 m x 1.84 m) and a greenhouse (3 m x 3 m) beyond which is a fruit border. To the east of the kitchen is a small paved terrace, which is an ideal seating area, with the original well. A block paved path leads from the front door round to the other side of the house and the conservatory and which continues on round to a further sheltered and paved seating area on the west side of the kitchen. Back gates open onto a further block paved parking area adjacent to the double garage (5.66 m x 6.50 m) which has two up and over doors, concrete floor and a lean to covered log store.

General Remarks

Outgoings: Angus Council tax band E.

Energy Performance Certificate: EPC rating = E.

Solicitors: Blackadders, 30 & 34 Reform Street, Dundee, DD1 1RJ.

Services: Mains water, electricity and drainage. Oil fired central heating. Burglar alarm.

Fixtures and Fittings: Fitted carpets, curtains and light fittings are included except for the curtains on the landing and the hanging lantern in the porch which are excluded. High speed broadband has been recently introduced to Newbigging.

Access: The Old Manse has a right of access over the school lane to both the front and rear gates.

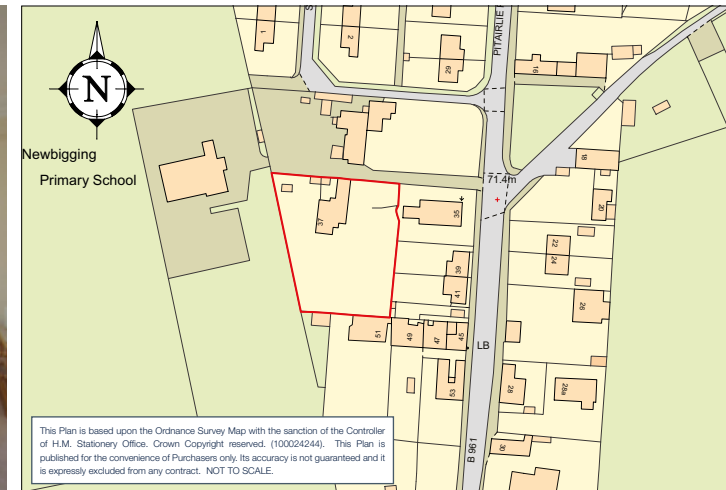
Planning Consent: Planning permission in principal (Ref 15/00351/PPL) was granted on 12th June 2015 for a single storey house in the garden. For further information please contact the selling agents.

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.

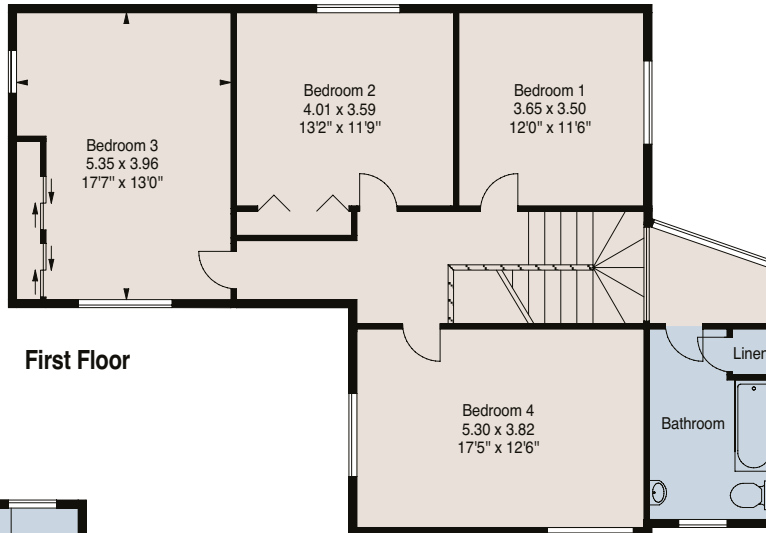
Offers: Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

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):
253.52 sq.m (2729 sq.ft)



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