Imposing former shooting lodge, at the head of a beautiful Angus Glen
Glenmarkie Lodge, Glenisla, Blairgowrie, Perthshire, PH11 8QG

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Alyth: 12 miles
Kirriemuir: 16 miles
Blairgowrie: 18 miles
Dundee: 31 miles
Perth: 33 miles
Edinburgh: 76 miles

- Hall, drawing room, dining room, library, morning room, kitchen, laundry, utility room, cloakroom, games room, workroom, gun room, master bedroom with dressing room and en suite bathroom, 2 further en suite bedrooms, 6 further bedrooms, 5 further bathrooms.
- Indoor swimming pool. Annexe with sitting room, bedroom, kitchen and bathroom.
- Garaging, workshop and kennels
- Garden
- Stable block, paddock and lochan
- Pasture and grazings

About 163 acres

EPC rating = E
Situation
Glenmarkie Lodge enjoys a truly enviable position with views down the small glen of Glenmarkie leading from Glenisla. Behind the lodge are two smaller glens, Glen Finlet and Glen Taitney. The hills and woods, known as Glenisla Forest, provide shelter and give the property a highland setting with established forestry and the moors and mountains of the Cairngorms National Park rising behind.

Glenisla is described by Nigel Tranter in The Queen’s Scotland, the Eastern Counties (Hodder & Stoughton) as “the westernmost of the famous Glens of Angus, those picturesque valleys which probe northwards into the lofty and lovely eastern Grampian mountain mass from the wide and fertile vale of Strathmore”. Glenisla is unique having access from both the south and the north.

Glenmarkie is rural but not remote. The main road running through Glenisla provides access both north and south. The A93 in Glenshee, which is reached from the top of Glenisla, links north to Royal Deeside and south to Perth, and the A9 at Pitlochry is reached via Kirkmichael and Strathardle. From Perth the M90 links to Edinburgh and the south, while the A9 goes west to Stirling and Glasgow. There is a regional airport at Dundee with services to London Stansted. Edinburgh Airport has a wide range of services and there are railway stations at Dundee and Perth.

While the postal address is Perthshire the house is actually located in Angus, being close to the county border, and the property benefits from all that both counties have to offer.

Description
Glenmarkie Lodge is a magnificent late Victorian shooting lodge. Dating from 1900 the lodge was fully and sympathetically restored between 1998 and 2005, reflecting its late Victorian design and origins with cornicings and panelled doors throughout. It was built for the Cox family, who had a successful jute business in Dundee, and is reputed to be the last Victorian shooting lodge built in Scotland. A fine staircase was recreated in the position of the original, along with well proportioned reception rooms and a good balance of bedrooms to bathrooms. The house faces south, looking out over its own grounds and lochan and has lovely views down the glen. It is a large and commodious property, built of stone with a slate roof and a turret.

The area, which is close to the county boundary of Angus and Perthshire, offers a wide range of leisure opportunities, with three golf courses at Alyth, a championship course at Rosemount, and easy access to the championship courses at Carnoustie as well as St Andrews and Gleneagles. Low and high ground shooting, including grouse and stalking, can be taken on local estates. Salmon and sea trout fishing is available on the rivers Erich, Isla and Tay, together with the North and South Esks. In addition there is loch fishing at Lintrathen. The surrounding glens are famed for their range of outdoor activities and offer ample opportunities for some of the best hill walking and riding in eastern Scotland. There is skiing at Glenshee in winter months.

Locally Glenisla has an active community with its hotel, village hall and annual Highland Games. A bus takes children to the new Isla Primary School at Lintrathen. Secondary schooling, together with a range of shops, banks and associated services are found in Kirriemuir (known as the Gateway to the Glens). Further shopping is available in Alyth, with more extensive services in Blairgowrie. Both the ‘Fair City of Perth’ and Dundee are also easily reached and offer all the services expected of major cities. Private schooling is available at Kilgraston, Craigclowan, Glenalmond, Strathallan and the High School of Dundee.

Stone gate piers lead into a courtyard at the back of the house. From the front of the house stone steps lead up to wooden front doors, over which there is a date stone of 1900. The doors open to the hall which is bow fronted with an open fireplace with stone surround and hearth and wooden overmantel, wooden
floor and a wide elegant staircase to the first floor. A partially glazed door leads to the rear lobby with wooden doors to the courtyard, wall light and an understair storage cupboard. The drawing room has a bay window with window seat, fireplace with marble mantel and a partially glazed door to the garden at the front. The library has panelling to dado level, fitted bookshelves with a cupboard below and a corner wood burning stove with hood and a raised stone hearth. On the other side of the hall the morning room has a bay window, partially glazed door to the front of the house, serving hatch to the dining room, door to the inner hallway and a large fireplace with brick surround, stone flag hearth and mantel with a wood burning stove.

The inner hallway has wooden flooring and a door to the kitchen passageway and to a cloakroom with WC, washbasin and corner cupboard. The dining room has a partially glazed door to the garden, open fireplace with stone surround and hearth, wooden mantel and over mantel and a wooden floor. Also off the inner hallway is the utility room which has wall and floor units incorporating a stainless steel sink, NEFF oven, Atag four ring hob, doors to the kitchen passageway and to the laundry room. This too has work units which include a porcelain sink, shelved cupboard, door to the courtyard, clothes pulley and plumbing for a washing machine. The kitchen passageway links to the rear hall. The kitchen has a picture rail, fitted wall and floor units with pine worktops incorporating a deep porcelain sink and Currys dishwasher, four oven dark green Nobel range cooker set within a tiled alcove, shelved press and spotlights.

The workroom was previously used as a downstairs bedroom. Opposite is a bathroom with a bath with shower, washbasin, WC and a heated towel rail. The back hall has doors to a lobby with a partially glazed door to the courtyard, back stairs, understair storage cupboard with coat hooks and a heated towel rail. A store room with cupboard was previously used as a gun room. Beyond is a lobby with a shelved cupboard with porcelain sink, spiral stairs to the games room and a door to the swimming pool room. This has a raised and heated indoor pool (3.64 m x 9.68 m) with tiled surround, tiled floors, four wall lights, heated towel rail, shower, washbasin and door to a further lobby with another back door and doors to the sauna room with tiled floor and sauna, together with the boiler room which houses a Kidd boiler, standby Stamford generator and plant for the swimming pool.
From the lobby, spiral stairs lead up to a games room with two wall lights, fireplace with stone surround, wooden mantel with mirror, fitted cupboard and a stainless steel washbasin.

The elegant wide wooden staircase has carved balustrades, hand rail and is lit by a large leaded window with Art Nouveau stained glass. The first floor landing has stairs to the second floor, under stair storage cupboard and a wall light. The master bedroom has a bay window, fireplace with tiled surround and wooden mantel, fitted wooden headboard, doors to a press and to the dressing room with cornice, and the en suite bathroom which has a picture rail, bath with shower, washbasin, WC, bidet and heated towel rail. Bedroom 3 has a picture rail and an en suite shower room with washbasin, WC and heated towel rail. Bedroom 4 has a bay window, picture rail, cast iron fireplace with tiled surround and wooden mantel and a hanging cupboard. Bedroom 5 has a picture rail, cast iron fireplace with tiled surround and wooden mantel and a shelved press. Bedroom 6 has a picture rail, en chambré bath with shower, extractor fan, heated towel rail and door to an en suite WC with washbasin and heated towel rail. Off the side landing, which links to the back stairs and has storage cupboards, are two bathrooms with baths with showers, washbasins and WC. One has tongue and groove panelling to the picture rail. Opposite is bedroom 7 with a picture rail, fireplace with tiled surround and wooden mantel. A linen room has fitted work units and a porcelain sink.

On the second floor is a studio / bedroom 8 which is another bow fronted room with a picture rail. Bedroom 9 has a coombed ceiling and two cupboards. A bathroom has a coombed ceiling with skylight, bath with a shower, washbasin, WC and a heated towel rail. The box room/ store room has access to an attic.

Accessed from both the side landing at first floor level and from the back stairs is an annexe. This can be incorporated into the main house, or used as a separate flat. The living room has a picture rail, Esse wood burning stove and door to the bedroom with picture rail, cupboard and a linking door to the side landing. The bathroom has a bath with shower, corner washbasin
and WC, while the kitchen has floor units with wooden work surfaces, incorporating a sink, plumbing for washing machine and an electric cooker point.

The back stairs continue on up to floored walk in attics and an attic room.

At the rear of the house is a gravelled courtyard with a two bay garage attached to the house and an open fronted three bay garage with a slate roof. Beyond is a range of buildings incorporating kennels with dog runs, store and workshop with fitted shelves. To the rear is a lean to store. Behind the courtyard further buildings include an open fronted wood store, oil tanks and a wooden garden shed.

In front of the house the gardens are mainly laid to lawn with the Markie burn flowing towards the lochan. To the side is a former grass tennis court and croquet lawn, together with a revolving hexagonal wooden summer house. There is a partially enclosed area of garden and beyond are wooded grounds with Scots pine, spruce and birch.

On the other side of the roadway, gates open onto an area of ground with spruce trees, and within which is a stable block (5.84 m x 10.4 m), part timber clad with box profile roofing and a covered entrance with two Musgrave cast iron loose boxes, stone flag floor, further area for an additional loose box, electric heaters, power and water, a store and a tack room which has fitted cupboards and a porcelain sink. Adjacent is a lean to store.
Gross internal area (approx)
1010.75 sq.m (10880 sq.ft) (Including Garaging)
Garage:  40.50 sq.m (436 sq.ft)
Workshop,Kennel & Stores: 54.35 sq.m (585 sq.ft)
The majority of the land at Glenmarkie is directly in front of the lodge. There are two paddocks. Below these is the original panelled turbine house, which overlooks the Finlet Burn and the lochan. This is harled with a slate roof and internally has original wood panelling.

There are two ponds and a lovely lochan, which is stocked with trout. Beyond the land comprises permanent pastures and rough grazings.

**General Remarks**

**Viewing**
Strictly by appointment with Savills – 01356 628628.

**Directions**
If coming from the A90 (Aberdeen to Dundee dual carriageway) turn off at the Forfar bypass and proceed to Kirriemuir on the A926. From Kirriemuir take the B951 to Glenisla passing through Kirkton of Kingoldrum. Continue for a further 8.3 miles and turn right, at the left hand corner and just before the signs for Kirkton of Glenisla, signposted West Freuchies B&B, and continue as above.

From the south and Perth take either the A93 to Blairgowrie and then the A926 to Alyth, or the A94 through Coupar Angus and at Meigle turn left onto the B954 to Alyth. Alternatively from Dundee take the A923 and the B954 to Alyth. From the roundabout at Alyth take the Glenisla turning and then turn right at the T junction. Continue on this road for 4 miles and after crossing the bridge at Reekie Linn take the B954 signposted Backwater Reservoir and Kirkton of Glenisla. At the next T junction turn left onto the B951, signposted to Kirkton of Glenisla. Continue for 2.4 miles and at the left hand corner and just before the signs for Kirkton of Glenisla, turn right signposted West Freuchies B&B, and continue as above.

**Outgoings**
Angus Council tax band G.

**Energy Performance Certificate**
EPC rating = E

**Solicitors**
Solicitors - Hodge Solicitors, 28 Wellmeadow, Blairgowrie, PH10 6AX

**Services**
Shared private water (with ultraviolet filters), mains electricity, private drainage, oil fired central heating (divided into four zones).

**Access**
There are rights of access in favour of Glenmarkie Lodge over the road which belongs to the Forestry Commission. The drive adjacent to Glenmarkie Lodge is owned and there are rights of access in favour of neighbouring properties.

**Fixtures and Fittings**
Fitted floor coverings and light fittings are included. Curtains and wall sconces are excluded.

**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.
Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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