



Imposing and fully restored former manse, at the foot of an Angus Glen
The Old Manse, West Clochie, Lethnot, Edzell, Angus, DD9 7UG

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DD9 7UG

Edzell: 5 miles

Brechin: 8 miles

Dundee: 34 miles

Aberdeen: 47 miles

- porch, hallway, drawing room, study, sitting room, dining kitchen, utility room, wc, master bedroom with en suite bathroom, 3 further bedrooms, shower room, 2 attic bedrooms, attic room
- garden
- traditional steading with potential for other uses
- paddocks and woodland
- EPC rating = E

About 8.43 acres



Solicitors

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Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

From Aberdeen on the A90 take the turning at Northwaterbridge (on the county boundary between Angus and Kincardineshire), some 4 miles south of Laurencekirk and signposted Edzell Woods and Edzell. Follow the Edzell road for 4.4 miles and turn left onto the B966, signposted to Edzell. In Edzell take the first right, at the mini roundabout, onto Lethnot Road, signposted Bridgend of Lethnot. Continue for 4.7 miles and the turning will be seen on the left, signed Old Manse, West Clochie. Proceed down the track past the old church.

If coming from the south on the A90, just to the north of Brechin, take the B966 signposted for Edzell. Proceed to Edzell and through the village, and turn left at the mini roundabout, just before the school, onto Lethnot Road, and proceed as above.

Situation

The Old Manse, West Clochie, occupies an enviable position at the foot of Glen Lethnot, between Glen Esk and Glen Ogil, close to the small hamlet of Bridgend of Lethnot and just to the north of the White and Brown Caterthuns which were Iron Age Settlements. Glen Lethnot, hidden from the Vale of Strathmore behind the Caterthuns, is one of the least visited Angus glens but is perhaps one of the most accessible. Along it flows the West Water which is a tributary of the River North Esk. The property is ideally suited for those who enjoy the range of outdoor pursuits offered in Angus. Fishing can be taken on the nearby North and South Esks and on the West Water. The Angus glens offer some of the best hill walking in Eastern Scotland. From Fettercairn the scenic Cairn o' Mount route gives easy access to Deeside. Golf courses in the area include Edzell and Brechin together with the championship course at Carnoustie. There are pleasant sandy beaches at Lunan Bay and at St Cyrus.

There is a primary school in Bridgend of Lethnot. Secondary schooling is in Brechin. Private schooling is available at Lathallan and at Dundee High School. Edzell offers a range of shops, hotels, a health centre, pharmacy and a bank, with a wider range of shopping in Brechin and Forfar. Aberdeen and Dundee, which are both within easy driving distance on the A90 dual carriageway, offer all the services expected of major cities. There are mainline railway stations at Montrose and Laurencekirk. Aberdeen Airport offers a wide range of domestic

and European flights and there are services from Dundee Airport to London City.

Description

The Old Manse, West Clochie is a most attractive house with a date stone of 1820, although it is believed that the house might be a little earlier. The steading is believed to date from 1820.

The nearby church, which is now a ruin, is believed to date from 1742, although the round arched door and windows were installed at the same time as the steading was built. The church has not been used since the late 1930s. The manse was then sold, and belonged to the neighbouring farmer. It was acquired by the sellers in 2004.

It is an attractive stone built and harled house with a slate roof. Since 2004 an ambitious programme of renovations has been undertaken. The house was re-roofed and new floors and double glazed windows were fitted, whilst new central heating and insulation were installed, and it was rewired and re-plumbed. The kitchen and bathrooms were also fully refurbished. It benefits from under floor heating at ground floor level. As such it is a lovely house, which is in excellent order, and is ideal for both modern family living and for entertaining. The renovations have been done sympathetically to the house, retaining many of its period features. The original plans also allowed for a breakfast room and a conservatory to be added and for another en suite at first floor level and a further bathroom at second floor level, to be developed if required, and subject to obtaining any necessary consents. The sitting room could easily be used as a separate dining room.

The house faces south with views across the Brown and White Caterthuns. The accommodation is light and spacious, making the most of its views. It is arranged over three floors and comprises:

Wooden front door with glazed overlight to:

Porch with flagstone floor and inner partially glazed door with engraved window panels, to:

Hallway with cornice, picture light, dado rail, granite tiled floor, staircase to first floor, understair cupboard, door to rear hall and further doors to:

Drawing Room with cornice and centre rose, four picture lights, large bay window with views to the Caterthuns, open fireplace

with wooden mantel and granite surround and hearth, oak flooring.

Study with cornice and centre rose, three picture lights, window shutters, fireplace with mantel, tiled insets and hearth and housing Living Flame gas fire. Oak flooring and doorway to former lobby with fitted shelves.

Sitting Room with downlighters, cornice, fireplace with wooden mantel, stone hearth and housing wood burning stove, window shutters, oak flooring, French door to garden and further door to:

Kitchen/Dining Room Dining area with downlighters, French doors to garden, window shutters and oak flooring. Kitchen with fitted wooden wall and floor units with wooden worktops and housing fitted fridge, wine cooler, Rangemaster Toledo gas fired cooker with five burners, hot plate, two ovens and grill, extractor hood, porcelain sink, fitted AEG Favorit dishwasher and breakfast bar. Tiled floor, full height beamed ceiling, spotlights, two arched windows and circular window. Doorway to:

Rear Hall with downlighters, tiled floor, back door, walk in cupboard housing hot water tank, fitted hanging and shelved cupboard, sun tube and hatch with attic ladder to floored roof space. Further doors to:

WC with downlighters, tiled floor, circular washbasin, WC and arched window.

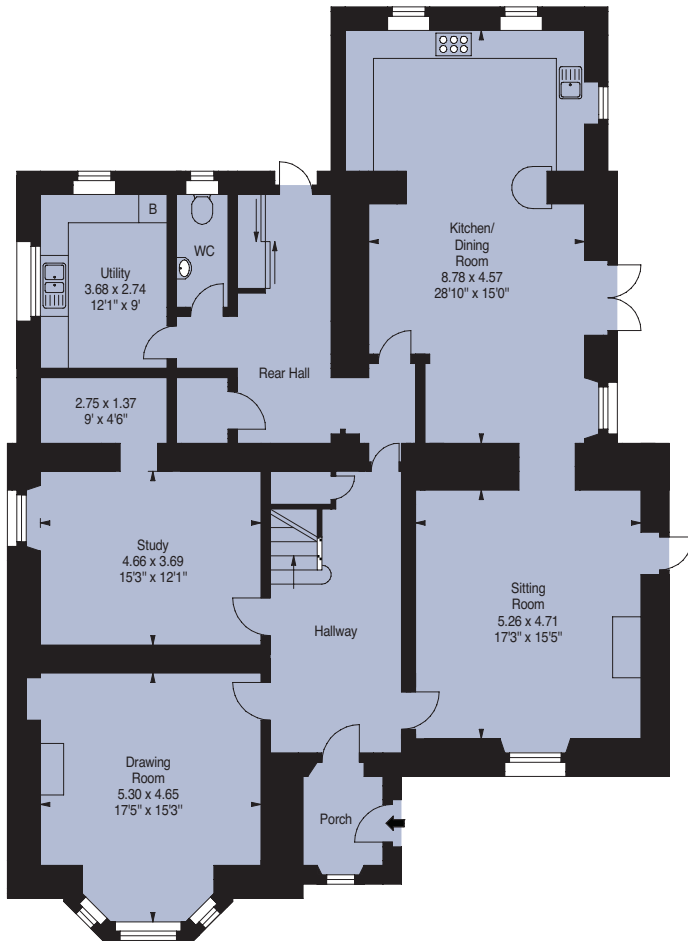


**The Old Manse,
West Clochie, by Edzell, DD9 7UG**

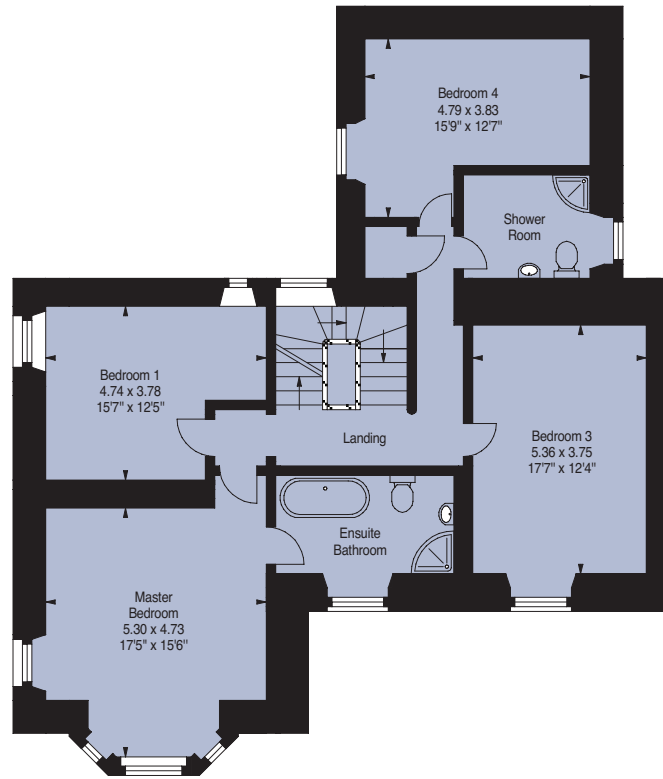
Gross internal area (approx)

392.22 sq.m (4222 sq.ft)

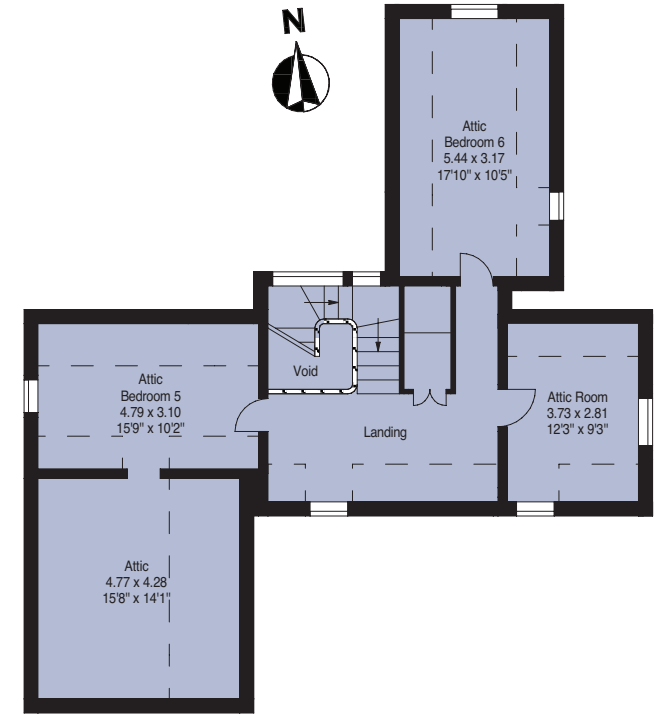
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Ground Floor



First Floor



Second Floor

Utility Room with fitted units housing porcelain Belfast sink, fitted AEG washing machine, downlighters, tiled floor, clothes pulley and housing Grant oil fired boiler.

From the hallway an attractive wooden hanging staircase with cast iron balustrades and wooden handrails leads to **first floor landing** with cornicing, downlighters, oak flooring, doors to shelved cupboard and to:

Bedroom 1 with cornice, stone window lintel and oak flooring.

Master Bedroom with cornice, large bay window, oak flooring and door to partially tiled **en suite bathroom** with bath, shower cubicle, washbasin, WC, downlighters, extractor fan and tiled floor.

Bedroom 3 with stone window lintel and oak flooring.

Shower Room partially tiled and with shower cubicle, Villeroy and Boch washbasin, WC, heated towel rail, tiled floor, downlighters and extractor fan.

Bedroom 4 with cornice, stone window ledges and oak flooring.

Wooden staircase continues up to **second floor landing** with downlighters, coombed ceiling, large window from stairwell, door to storage cupboard and further doors to:

Bedroom 5 attic bedroom with coombed ceiling, downlighters and hatch to walk in floored attic.

Attic Room with coombed ceilings, dormer window, downlighters and tiled floor, originally proposed as a further bathroom.

Bedroom 6 attic bedroom with coombed ceilings, downlighters and dormer window.

Outside

To the side of the house is an enclosed **garden** which is mostly walled and mainly down to grass with recent plantings including a beech hedge. There is a raised border for vegetables. Next to the house is an area of decking.

Behind the house is the traditional stone built **steading** with a slate roof (17.4 m x 12.45 m approx). Whilst this could have potential for other uses it currently comprises a workshop (3.05

m x 4.6 m) with door to store (7.6 m x 3.7 m), L shaped court (13 m (max) x 12.4 m (max)) with corrugated roof and concrete floor, further store (4.55 m x 4.65 m). Beyond is an open fronted steel framed and corrugated **barn** (9.25 m x 6.5 m).

The front garden has a ha-ha with the bank below comprising a south facing **paddock**. There are two further **paddocks** behind, together with an area of mature **woodland** adjacent to the drive and road. The fields have been grazed on a seasonal basis by the neighbouring farmer. If required a fence would need to be erected along the eastern edge of the east-most paddock.

General Remarks

Outgoings

Angus Council tax band C.

Energy Performance Certificate

EPC Rating = E.

Services

Mains water and electricity, private drainage, propane gas supply for cooker and fireplace in study.

Access

There is a right of access over the drive to the church. The church grounds are maintained by the council. There is a right of access in favour of The Old Manse over the first part of the original front drive, which could be recreated if wanted.



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.

Photographs

The photographs were taken autumn 2012, particulars prepared May 2013



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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