



An impressive Victorian country house with stabling, paddocks and a beautiful view  
Kilry Lodge, Kilry, Glenisla, Angus, PH11 8HU

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## An impressive Victorian country house with stabling, paddocks and a beautiful view

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Alyth: 6 miles

Blairgowrie: 11 miles

Dundee: 23 miles

Perth: 27 miles

Aberdeen: 70 miles

- vestibule, reception hall, drawing room, study, sitting room, dining kitchen, boot room/utility room, cloakroom with wc
- master bedroom, 4 further double bedrooms, utility room, 2 bathrooms, shower room, wc
- EPC rating - E
- range of traditional outbuildings
- stables
- tennis court
- paddocks

About 8.6 acres



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Savills Brechin

12 Clerk Street, Brechin, Angus DD9 6AE

brechin@savills.com

**01356 628628**



## Viewing

Strictly by appointment with Savills – 01356 628628.

## Directions

From Blairgowrie, drive east towards Alyth. Pass the turning to Alyth and at the roundabout take the second exit towards Glenisla. Drive past two golf courses and then turn right at the T-junction. Follow the road for about 3 miles until taking a left turn signposted Kilry. In under a mile follow the road sharp right. Then follow the road for about a mile until taking a right turn where there is a large tree in the centre of a junction, a Scotch Beef Assured farm sign and a signpost to the CATERAN TRAIL. Drive up the hill and the entrance to Kilry Lodge is on the right hand side marked by a signpost opposite.

From Dundee and the southeast head to Meikle. Immediately on leaving Meikle on the A94 towards Perth take the first right turn and follow the road for about 2.5 miles until reaching a roundabout. Take the third exit to Glenisla and follow the directions above.

## Situation

Kilry Lodge is situated in an elevated, south facing position at the foot of Glenisla (The Garden Glen). With the Angus Glens rising up to the north and the fertile farmland of the Vale of Strathmore to the south, it is in a truly enviable location. The area is one of the gateways to the Cairngorms National Park and Kilry Lodge is ideally placed for a range of country pursuits whether it is skiing at Glenshee, walking in the Angus Glens (Kilry Lodge is on the CATERAN TRAIL), trout fishing in hill lochs, bird watching or fishing

at Lintrathen Loch, horse riding on local paths or salmon fishing in the rivers Isla, Erich and Tay. There are lots of opportunities to shoot and stalk locally. There are popular local golf courses at Alyth, Glenisla and Strathmore with a championship course at Rosemount in Blairgowrie.

Kilry has a friendly and active local community centred around the parish church and village hall. Although rural, the village is only about 6 miles from Alyth where a good range of local shops includes a butcher, grocery stores, a baker and an ironmonger. Blairgowrie and Kirriemuir are both within 14 miles and Perth and Dundee, which are both within commuting distance, have a more comprehensive range of high street shops and services.

The new Isla Primary School at Lintrathen caters for nursery and primary schooling and there are secondary schools in Kirriemuir and Blairgowrie. There is a strong selection of private schools within 50 miles or less including Dundee High School, Craigclowan, Ardvreck, Morrison's Academy, Strathallan, Kilgraston, Glenalmond and St Leonards.

The A94 to the south links west to Perth and east to Forfar from where the A90 dual carriageway provides fast access to Aberdeen. Dundee and Perth have railway stations, Edinburgh and Aberdeen airports both offer a range of domestic and international flights and Dundee airport has direct flights to London City.

## Description

Kilry Lodge is an impressive Victorian house believed to have been built on the site of a former priory. It was built in 1868 as a shooting lodge in the French Gothic style. Today the house sits in about 8.6 acres of mature garden and grass paddocks.

The accommodation, which is arranged over two storeys, is notably bright and well proportioned. Original Victorian features are evident throughout the house with its sash and case windows, timber panelled doors, decorative fire surrounds and elegant staircase. A carved stone gargoyle from the Palace of Westminster, sits above the front entrance. Double timber entrance doors open to a terracotta tiled porch with a broad timber and glass inner door. The hall, with a parquet floor, gives access to all the main reception rooms. The impressive drawing room is ideal for formal entertaining with a large open fireplace and big picture windows. It also has quirky features including the turret alcove and a hidden door to the study. The more intimate family room is situated beside the kitchen. It has lovely south

facing views and is warmed by a multi fuel stove. The open plan kitchen and dining room is one of the key features of the house. The bespoke joinery made kitchen was commissioned about three years ago and has lovely traditional character, being fitted with a range of painted timber units, a central island, an oil fired Aga and a window seat. The kitchen is well equipped and also has a gas hob, built in microwave and a thoughtfully designed lighting scheme. The dining area is particularly bright with large windows overlooking the paddocks and also the front garden. There is ample space for a dining table in front of the decorative fireplace which is fitted with a multi-fuel stove. There is also a large boot room / utility room at the back door and a cloakroom with wc off the front hall.

On the first floor a broad landing leads to the master bedroom and four further double bedrooms. There are two bathrooms, a shower room, a WC and a small utility room. While all the bedrooms have large windows and good views, the view from the master bedroom is exceptional.

## Grounds

Kilry Lodge is approached by a pretty wooded driveway which leads to a gravel sweep at the front of the house. The property sits in a mature garden and has a south facing front lawn which is sheltered by woodland to the north and west. The tennis court and summer house are positioned in front of the house where the views are at their best.

## Outbuildings

A range of traditional stone outbuildings are currently used for garaging, garden machinery, general storage and animal feed. They create an attractive courtyard to the rear of the house.

## Stabling

A brick built stable block has three loose boxes and barn storage beside an area of hard standing. There are a further 2 loose boxes within the stone steading.

## Paddocks

About 6.5 acres of paddocks are situated to the south east of the house and the property has been allocated a farm holding number.

# Kilry Lodge, PH11 8HU

Gross internal area (approx)

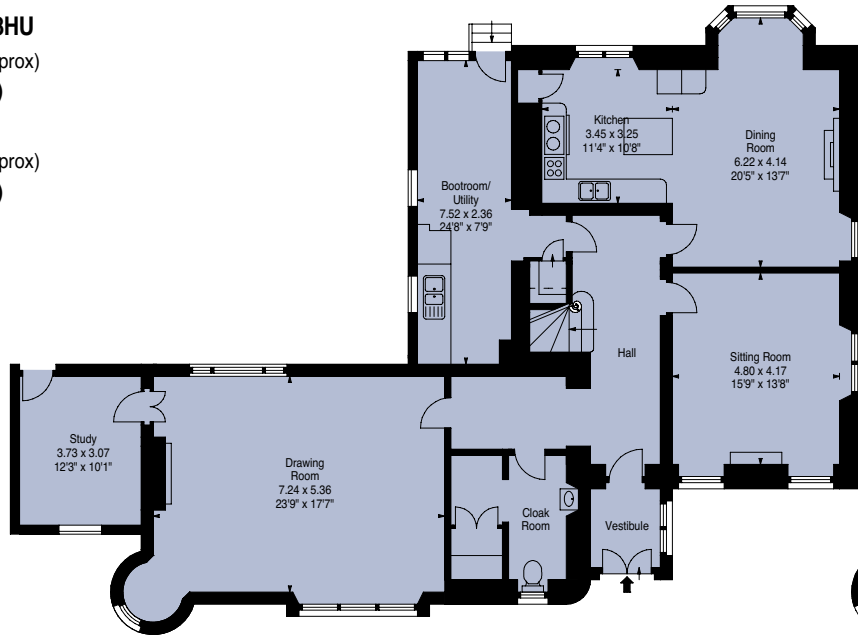
**312.42 sq.m (3363 sq.ft)**

## Out Buildings

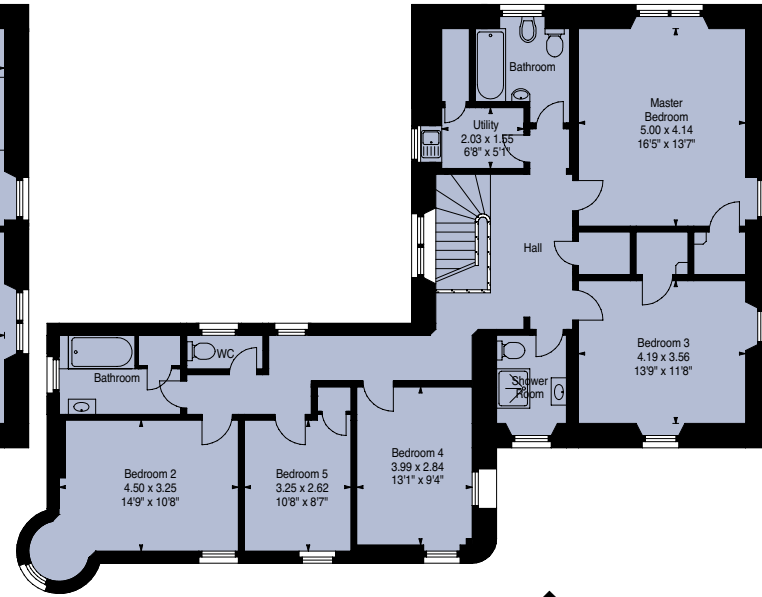
Gross internal area (approx)

**284.65 sq.m (3064 sq.ft)**

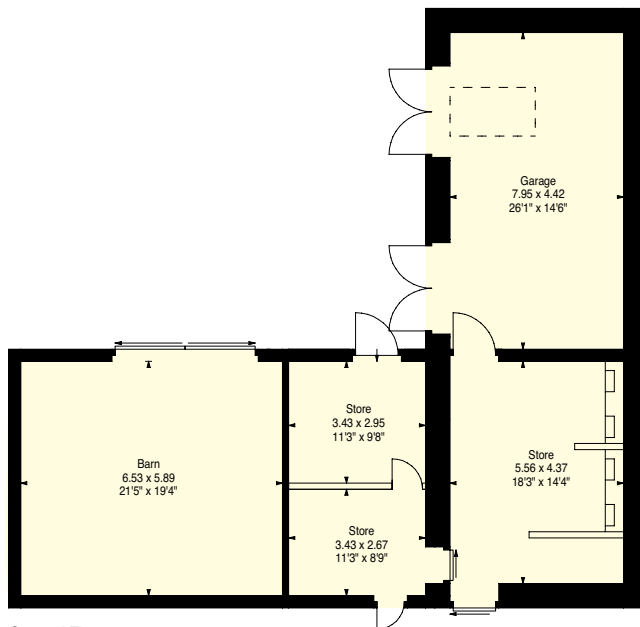
For Identification Only. Not To Scale.  
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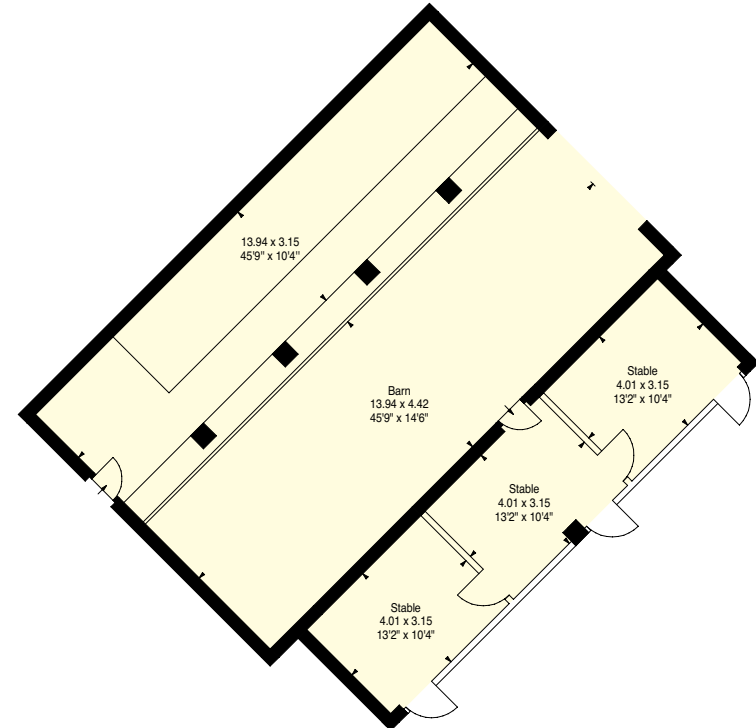
Ground Floor



First Floor



Ground Floor



Ground Floor



### 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.

Our Ref: SAC

### General Remarks

#### Local Authority

Angus Council, Angus House, Orchardbank Industrial Estate, Forfar, DD8 1AX. Tel: 01307 476063.

#### Outgoings

Kilry Lodge is in council tax Band G.

#### EPC Rating - E

#### Services

Mains water and electricity. Private drainage. Oil fired central heating. LPG bottled gas.

#### Fixtures and Fittings

The fitted carpets will be included in the sale.

#### 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.





