

# ACHMELVICH



# “ACHMELVICH”, NETHER DRUMGLEY (NO. 4), FORFAR, ANGUS DD8 1QZ

A90 1.2m

Forfar 3m

Kirriemuir 4m

Glamis 4.7m

Dundee 14m

Perth 28m

Aberdeen 32m

Edinburgh 68m

Located in an excellent location in an attractive rural setting



Kitchen



Lounge



Dining Area

## The House (439 sqm)

Unique opportunity to acquire a lovely and very substantial farmsteading conversion house recently completed to a high standard. Architect designed living space finished to the highest of standards with beautiful oak flooring (on all ground floor rooms), doors and skirtings. Oil fired central heating and timber framed double glazing. There has been no expense spared on the kitchen utility room, 3 bathrooms, and wc fittings. It's a light airy house full of charm and character with lovely open views over adjacent farmland.

The accommodation is as follows:-

5 double bedrooms, two with en-suite bathrooms, single bedroom/study, family bathroom, wc, huge lounge, huge beautifully fitted kitchen, utility/laundry room, Airing room, 3 box rooms/walk in storage cupboards. Oil fired central heating and double glazing throughout.

Gardens driveway/parking area and paddock extending to 0.67 acre. Extensive dry stone and perimeter walls. There is a double garage and outside kennels.

Option of house plot at £120,000



## DESCRIPTION

This cleverly restored farm steading conversion provides the traditional character of the thick stone walls and pitched slate roof along with the class of really up market fittings in the kitchen, utility room, 3 bathrooms and WC. The kitchen cost £19,500. The tiles cost £8000. The oak floors and doors cost £8,500. Quality timber framed double glazed windows and oil fired central heating throughout. Most of the walls are of thick stone but there is also some more contemporary timber cladding. The house is well worth having a look at to appreciate just how spacious all the rooms are.

The accommodation is on three floors and consists of the following:

### Ground Floor

Front entrance porch	(S,E,W)	Hardwood floor partly ornately glazed front storm door. Outlook over lawn to the fields beyond.
2.5 x 1.5m (8'3 x 5'0)		
Reception hall		Spacious hallway with cloak cupboard and partly glazed doors to the lounge, dining room, WC, under stair cupboard and kitchen. Hardwood staircase with two banisters
5.7 x 1.9m (19'0 x 6'2)		
Lounge	(S,W,N)	A lovely spacious lounge with two double windows with views southwards over the front garden, a single window to south, a treble window to the west with lovely views and two windows to the North with views over rear lawn
12.5 x 4.85m (41'0 x 16'0)		
Dining room	(S)	Three double windows to the south. Attractive outlook over front lawn.
4.9 x 4.45m (16'2 x 14'8)		
WC	(E)	Partially tiled walls and floor, WC, wash hand basin and fitted 3 feet long shelved vanity units
2.5 x 2.2m (8'3 x 7'3)		
Kitchen/breakfast room	(W,N)	Beautiful and massive kitchen with oak wall and floor units with ample worktops, sink and drainer, SMEG two door oven and dishwasher. Island hob with, extractor fan. French doors to the west and the garage, Treble, and single windows to west, north and east with views over rear lawn to fields and outlook to "the glens".
11.1 x 6.1 max (36'2 x 20'0)		
Utility/Laundry	(E)	Large worktop, wall and floor units, sink unit, plumbing for washing machine machine, partly glazed door to rear garden with grant oil boiler and hot water tank.
6.0 x 2.1m		
Airing room		A useful drying room with a grant boiler
2.65 x 2.1m (8'9 x 7'0)		
Staircase and Hallway		Understair cupboard, attractive oak staircase with two handrails.
2.4 x 5.9m (8'0 x 19'5)		

### FIRST FLOOR

Landing/hallway		Spacious landing
7.5 x 1.3m (24'6 x 4'3)		
Bedroom 1	(W & N)	Large double bedroom with French doors to balcony (4 x 2m) with lovely views to the north, velux window over the rear lawn and paddock to the glens. Large fitted wardrobes.
5.4 x 5.9 (17'10 x 19'4)		



Bedroom 1



Family Bathroom

En-suite 5.5. x 2.2m (18'3 x 7'3)	(E)	Large room with bath, WC, wash hand basin, bidet and shower cubicle 14'4 of fitted shelved vanity units, tiled floor and partly tiled walls
Bedroom 3 4.5 x 3.7m (14'9 x 12'2)	(W)	Double bedroom with fitted wardrobes and lovely views to the west
Family Bathroom 4.4 x 2.25m (14'6 x 7'4)	(E)	Velux window, corner bath, WC, wash hand basin and bidet and shower cubicle. 14 ft of fitted shelved vanity units
Storage box room 2.2 x 1.5 (7'2 x 4'10)		Useful storage
Bedroom 4	(S)	Double bedroom. Double windows to south with lovely views over front lawn and fields, built in wardrobe With shelved laundry room and staircase to second floor
Corridor 4.7 x 3.2, 2.2 x 1.2 15'5 x 10.6 (7'2 x 3'10)		
Bedroom 5/Study 2.45 x 3.5m (8' x 11'6)	(S)	Single bedroom with window to south
Bedroom 2 4.4 x 5.9 (14'6 x 16'0)	(S)	Double bedroom with dressing room and en-suite. Double windows to south with great views With fitted wardrobes
Dressing room 2.2 x 3.6m (7'3 x 11'9)		
En-suite 3.5 x 2.7 (11'7 x 8'10)	(S)	Corner shower, WC. Wash hand basin and 7'3 shelved vanity unit
<b>SECOND FLOOR</b>		
Landing 4.8 x 3.2 (15'9 x 10'5)		With velux window and built in walk in wall storage cupboard
Bedroom 6/Sitting room/ Playroom 7.8 x 4.8m (25'7 x 15'9)	(W,N)	Large room on its own floor, Ideal Childrens playroom or nanny's bedroom/lounge. Two large velux windows to the west. French doors to north to Balcony. Fantastic elevated views over the rear garden, paddock and arable farmland to "the glens". The room is plumbed for water and waste.
Double Garage 7 x 7m Sheltered Outdoor kennels		Up and over electric doors, concrete floors and water. Harled externally, slate roof. with dog run and concrete floor.



Bedroom 6 or Playroom



En suite Bathroom (Bedroom 2)

The house has a three point locking system for exterior doors, hard wired smoke detectors, external lights, high security windows and a burglar alarm system.

#### Garden Area/Paddock/Parking

The house and garage sits in a plot extending to about 0.67acre (50 x 54m) including a front walled lawn area with a £5,500 Bronze Water Fountain, a parking area/driveway to the garage, a paved patio area to the west of the kitchen entrance, a very private rear lawn and a grass paddock (50 x 26m). The dry stane dyking cost £30,000. There is good local parking.

#### Services/Council Tax Banding/Access Road

Mains water and electric, Private drainage to septic tank, Council Tax Band is Band G. The tarred access road had shared maintenance on a "user basis".

#### Viewing and Registering an Interest

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline Fife KY12 7JG Tel: 01383 722454 or Rod McCrae on 07711 561814 or Jo Whitfield on 07961 765913 (evenings and weekends) Fax 01383 621180.



### Directions

From Forfar proceed out the Perth road (A94) to the A90 Forfar bypass. Go under the grade separated junction, straight over the mini roundabout (still on the Perth Road) and first right signed posted Drumgley. Nether Drumgley is the first farm on the left (after about a mile). Turn left into the farmsteading and Achmelvich is the fourth house on the right. The Farmhouse is on the left well short of Achmelvich.

### Situation

“Achmelvich” is the largest of the six houses located at the exclusive Nether Drumgley farmsteading situated in the heart of the Strathmore Valley. It is located 1.5 miles north of the Forfar Bypass Perth Road grade separated junction which provides excellent road links. Two of the houses are detached new build houses and Achmelvich is only one of the two semi detached farm steading conversion units. The other two houses comprise of the original farmhouse and the new farmhouse which both sit some distance away. There is outline planning permission for another detached house to the west of Achmelvich. This is available to purchase at about £120,000. The market town of Forfar (3m to the east) provides excellent local primary and secondary schooling, leisure and shopping facilities and Dundee is a short drive away down the dual carriageway. It provides more extensive facilities and the renowned Dundee High School. There are many local golf courses and the house is located new Glen Cova and other Grampian Glens for hill walkers.

### Closing date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### Property mis description.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Property details prepared August 2009.



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House From North



House From West



View to South



View to South West