



# Shepherds

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## KIRKTON MILL HOUSE INVERKEILOR ARBROATH, DD11 4UU



**FIXED PRICE £345,000**

Kirkton Mill House is a converted red sandstone listed mill building, built in 1702 and converted in 2004. It is completely detached and sits well in the countryside. The design received a commendation in the Angus Architectural Award Scheme 2004. In addition to the house there is a studio/ bungalow built in the same style. The two buildings sit in just under ½ acre with wonderful 360 countryside views. The house is particularly well sited being only ½ mile from the A92. The village of Inverkeilor has a primary school, church, award winning and Michelin recommended restaurant and pub. Arbroath is 6 miles, Montrose 8 and Dundee is 27 miles. The award winning Lunan Bay (with a craft farm and coffee shop being built and a pottery and glass design workshop nearby) is 2 miles away and has parking and a board walk to 3 miles of sandy beach. The house is situated on a small lane, bounded by dry stone dykes and there is parking for more than 10 cars.

Owners: Mr & Mrs Wood

Viewing: Phone Mr Wood 07966 135069

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2009 05 0248

Enquirers will require to register/login to the above website to obtain the Home Report.

## Accommodation – approx 2300 sq ft

**House:-** Storm porch leads to entrance hall, split level living room, kitchen-diner, study/5<sup>th</sup> bedroom, upstairs 4 bedrooms (one en-suite), 2 further bathrooms (one upstairs, one downstairs). Oil central heating and double glazing throughout. All rooms well supplied with sockets and tv points in 4 bedrooms.

**Studio/bungalow:-** 35' x 16' Bed-sitting room, patio doors to garden and with ensuite bathroom.

### Description

The house is accessed from the lane by double gates to a large drive and parking for many cars. The front garden is surrounded by red drystone dykes and wooden fencing. Well established herbaceous borders and central garden. Path to front door.

Storm porch to

**Entrance Hall:** spacious hall with flagstone floor from original mill, alarm system controls, electricity meter and main switch. Large double cloak cupboard with oak doors. Floor to ceiling window, wall lights, double doors leading to :-

### Large split-level Living Room comprising:

**Upper lounge** (18'6 x 13'9) Large fireplace with Aga multi-fuel burner. Revealed stone and natural oak surround, slate hearth. Solid oak floor. Large stone pillars flank the opening to steps made from original solid pine beams of the mill which lead down to

**Lower lounge** (15'10 x 12'3) Stunning thermal glass-walled dining/sitting room. This lower section was formed from the original mill lade and is a major feature of the house, giving views across the valley on all sides, open, but completely private. With glass extending to double ceiling height it is a wonderful place to eat and entertain with its double doors to a patio surrounded by dry-stone walling and large stone steps formed from the original mill-lade floor. Decking surrounds the room and has a further barbecue area.

The main living area leads through oak door into

**Kitchen/breakfast** (21'5 x 12'0) Furnished with Leicht kitchen in slate grey and beige with coordinating slate wall and floor tiles. Neff appliances throughout; hob in semi-circular unit, oven, cooker hood, fridge/freezer and dishwasher. Double doors to utility/larder with sink and washing machine. Outstanding views across valley. Breakfast area with floor to ceiling window. Door to:

**Study/ Ground floor bedroom** (8'5 x 6'3) Useful room with access to shower room and dressing area. Large window with window seat and views across garden. Pine floor.

Small hallway from kitchen leads to understair cupboard and central heating boiler and door to; **Shower Room.** Large shower with boiler fed shower unit, wc and basin. Towel cupboard. Vertical towel rail.

Stairs from living room to half-landing with display shelf and Velux window. Further stairs to spacious landing with linen store.

**Bedroom 1** (14'0 x 13'6) Master bedroom with cathedral window looking over fields. 12' wardrobe/store. En-suite with shower, basin in wood vanity unit and wc.

**Bedroom 2** (14'10 x 13'10) Lovely bedroom with views across fields, large wardrobe with mirror doors. Wood floor.

**Bedroom 3** (10'6 x 7'8) double bedroom with views across garden towards the coast. Wooden floor. Large wardrobe/store opposite room accesses from hall.

**Bathroom** Attractive room with inset sink and vanity shelf, wc and bath with shower fittings. Ladder towel rail. Velux window.

**Bedroom 4** (8'0 x 7'0) Child's room or study. Wooden floor. Window overlooks garden.

**Granny/teenage annexe** (35' x 16') self contained bed-sitting room with patio doors giving beautiful views to garden. Ensuite bathroom (10' x 5') with bath (with shower), basin and wc. Tiled throughout.

#### **Exterior**

Single garage (16' x 10') with power and light.

**Workshop** in rear garden. Insulated, electricity, overlooking garden.

**Rear Garden:** an exceptional plot, surrounded by countryside. Original natural pond (40'x20') attracts wildlife and is full of natural plants, grasses etc. Garden has been well planted with multi-coloured cupresses, fruit trees, willow, laburnum, rowan, maple, birch and many bulbs. Garden seat.

**Services** Mains electricity and water. Private drainage. Broadband.

#### **Local Authority** Angus Council

Council Tax (Band F ) £1815 per annum (2009/10) including water charges.







