



denfield house

ARBROATH, ANGUS, DD11 2QJ


McEwan Fraser Legal
Solicitors & Estate Agents

arbroath, angus

This is an attractive and convenient part of Angus, just inland from Arbroath, with its historic harbour, marina and abbey. The A92 dual carriageway provides easy access to Dundee. The county of Angus boasts sandy beaches, fertile farmland and glorious heather glens. Recreational activities include fishing on the River South Esk. There are a number of well-known golf courses in the area, including Carnoustie, Letham Grange and Montrose. There are leisure centres at Arbroath and Montrose. Lunan Bay is a well-known beach. There is an attractive coastal walk, along with red sandstone cliffs, from Lunan Bay via Auchmithie to Arbroath, which is famous for its “smokies”.

Locally, there are primary schools at Timmergreens and Colliston. Secondary schooling is found in Arbroath, together with a wide range of business facilities and shopping. Private schooling is available at Lathallan and at Dundee High School. Both Dundee and Aberdeen are easily reached and provide all the services expected of major cities. There is a railway station at Arbroath offering regular services to Aberdeen and to the south. There is an airport at Dundee with services to London City, Belfast and Birmingham, whilst Aberdeen has a range of domestic and European flights.



denfield house



ground floor

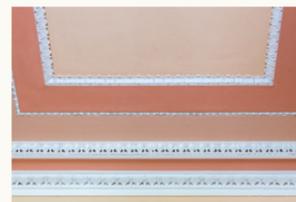
Denfield House is an striking and attractive country house. It is believed to date from the late 18th century with later additions. Built of red sandstone, which is typical of the area, it has a slate roof. Internally it boasts some fine reception rooms and retains period features including panelled doors and cornices. It has been owned by the sellers since 1970. The large sunroom/games room was added in 1985 and at that stage, the downstairs bathroom and the kitchen were refurbished. The house was double glazed in 2004, with the exception of the living room and the main bedroom. A new boiler was also installed in 2009.

Gates open onto a tarred driveway which leads up to a tarred parking and turning area at the front of the house and continues on to the garaging to the rear. Steps lead up to a covered veranda, at the front of the house, with wooden front door and glazed overlight (inscribed Denfield House) and which opens to the entrance Vestibule featuring cornice, a mosaic tiled floor and inner glazed door to a hallway With cornicing, hanging staircase to the first floor, dado rail, wall light and panelled doors to:

- Living Room - with cornicing, high-level skirtings, centre rose, ornate fireplace with Living Flame gas fire.
- Snug - A sitting room which was previously used as a dining room. With cornicing, three wall lights and fitted bar.
- Study with stylised cornicing. Previously used as a bedroom.
- Cloaks cupboard with hanging rail, coat hooks and storage shelves.
- AN Understair WC with extractor.

Further door from hallway leads to:

- Side Hall with cornice, additional entrance door and doors to:
- Pantry with tiled floor.
- Bathroom with steps up to sunken Jacuzzi bath with pillars, bidet, WC, shower cubicle with power shower, two washbasins with vanity unit, wall mounted mirror, four wall lights, down lighter and extractor fan.
- Linen Cupboard with fitted shelves and hatch to roof space.





KITCHEN



CONSERVATORY



PANTRY



first floor

- Stairs continue on up to first-floor landing with ornate cornice, centre rose, dado rail and panelled doors to the bedrooms.
- Bedroom 1 with cornice and door to the adjoining en-suite.
- En-suite WC Tiled to dado level, oak flooring, downlighters, WC, bidet, pedestal washbasin (there would be sufficient space to install a shower if required), door to landing.
- Bedroom 2 with cornice.
- Master Bedroom with ornate corning, high-level skirting, hinged window to the balcony with wrought iron railings, high level skirting.
- Bedroom 4 with cornice.
- At the back of the house is a brick and stone built range of buildings, with a slate roof and incorporating the Gym with solid oak flooring, downlighters and French doors to garden.
- Garden Store
- Garage with roller door, concrete floor.
- Further store previously used as an office, lined and with downlighters.
- Store 2 with concrete floor.
- The garden which is enclosed by walls and fencing is mainly down to lawns with some fine mature trees including beech and copper beech, which have been supplemented by more recent plantings. In front of the house is a hexagonal wooden summer house.
- Steps lead down to a lower part of the garden which includes an open-air, bell ended swimming pool (6 m x 12 m approx) with a paved surround. There is a wooden chalet with sauna (2.5 m x 2.0 m) and changing room (2.5 m x 2.0 m). Behind is the control shed with Talisman boiler and there is a further wooden chalet (2.25 m x 2.25 m) with washbasin, WC and a hand dryer. This part of the garden is enclosed by the original walls, with two bee boles, and links back up to the sunroom, in the house, where there is a paved terrace.





BEDROOM 2



BEDROOM 4



JACK & JILL ROOM



BEDROOM 3



GYM



MAIN BATHROOM



Approximate Dimensions
(Taken from the widest point)

ground floor

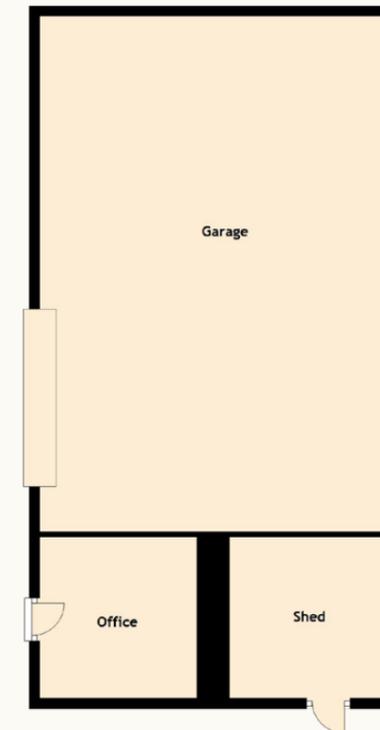
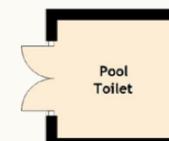
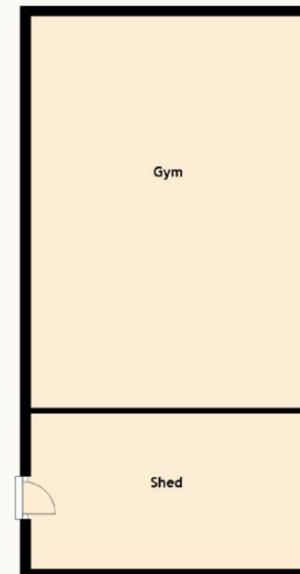
Lounge	5.80m (19') x 4.40m (14'5")
Bar	4.20m (13'9") x 4.20m (13'9")
Dining Room	4.80m (15'9") x 3.00m (9'10")
Library	3.80m (12'6") x 3.70m (12'2")
Kitchen	8.60m (28'3") x 3.10m (10'2")
Pantry	2.70m (8'10") x 2.20m (7'3")
Conservatory	7.60m (24'11") x 5.50m (18'1")
Bathroom	4.70m (15'5") x 3.30m (10'10")
WC	1.30m (4'3") x 0.90m (2'11")

first floor

Bedroom 1	6.30m (20'8") x 4.30m (14'1")
Balcony	6.20m (20'4") x 1.00m (3'3")
Bedroom 2	4.50m (14'9") x 3.80m (12'6")
En-Suite	3.20m (10'6") x 1.90m (6'3")
Bedroom 3	4.40m (14'5") x 3.30m (10'10")
Bathroom 2	3.30m (10'10") x 3.10m (10'2")

Gross internal floor area (m²): 333m²

EPC Rating: D



external buildings

Approximate Dimensions
(Taken from the widest point)

Gym	7.30m (23'11") x 5.10m (16'9")
Shed	5.10m (16'9") x 2.90m (9'6")
Garage	9.60m (31'6") x 6.50m (21'4")
Shed	3.00m (9'10") x 3.00m (9'10")
Office	3.00m (9'10") x 2.90m (9'6")
Pool Toilet	2.20m (7'3") x 2.20m (7'3")

Outgoings : Angus Council Tax Band G.

Services : Mains water, electricity and gas.
Private drainage. Gas fired central heating.
CCTV.

Extras : Fitted carpets, curtains and light fittings
are included.

Directions:

From Dundee and the south take the A92 dual carriageway to Arbroath. From Arbroath take the A933 towards Brechin. After leaving Arbroath and just before the Rosely House Hotel turn left signposted Millfield. At the T junction turn left. After 0.1 miles turn right and Denfield House will be seen ahead. If coming from the north on the A90 dual carriageway-take the turning to Brechin and then take the A933, signposted for Arbroath. At RM Condor turn right signposted Swirlburn and Redford. After 0.8 miles turn left. Continue for a further 1.1 miles and then turn right, and the house will be seen ahead

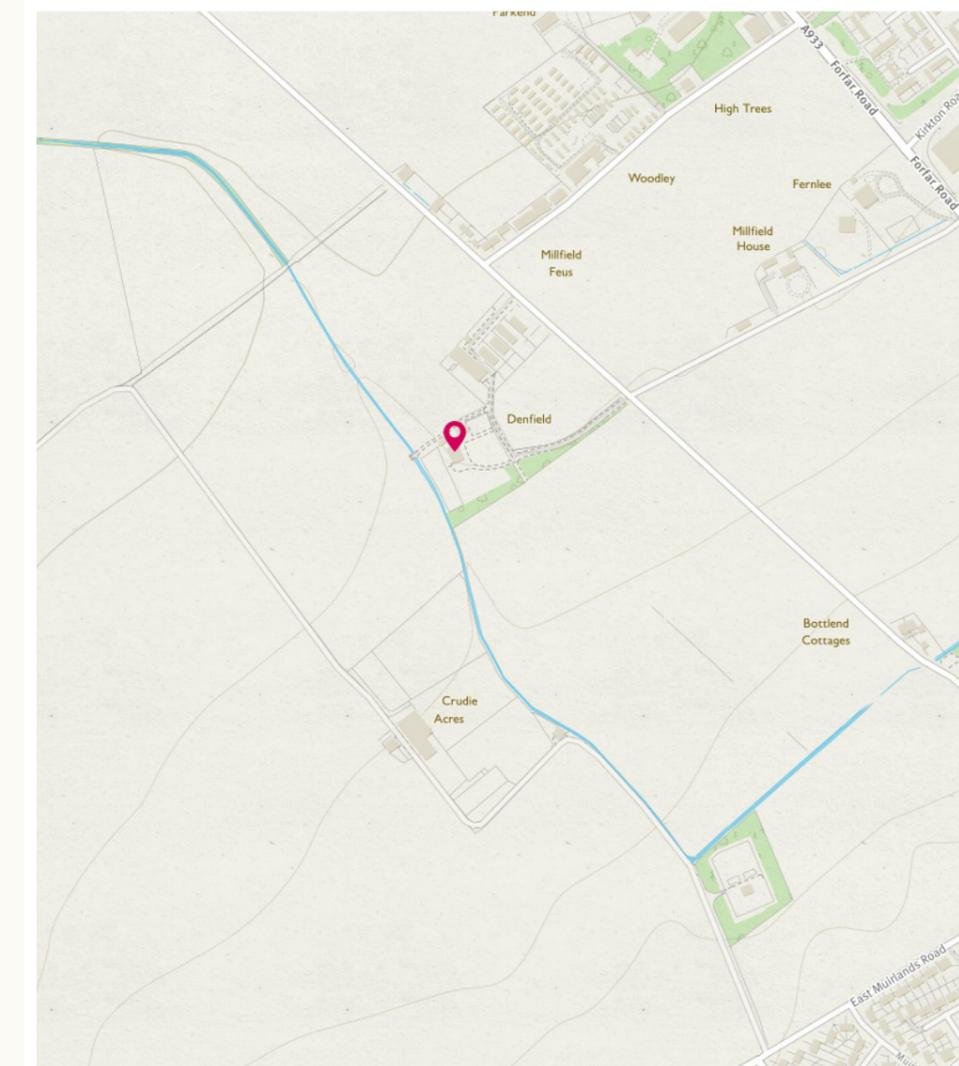


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