



*Exceptionally designed village school conversion with outstanding views over gently rolling Angus countryside.*



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Located on the outskirts of Brechin, Woodlands sits on a sizeable plot with “secret gardens” to enjoy amidst open fields to the back. This carefully preserved home is steeped in local history. Internally, the house unravels to reveal capacious living space with a natural flow that culminates in an excitingly different home. A sweeping, gravel drive includes a turning circle and culminates with a double garage providing parking for several vehicles.

The property dates back to 1875, when it was built by the local community and served them well as a school till approximately the late 1980s when due to dwindling school roll it was closed and converted to a dwelling house.

## THE LOUNGE/DINER



The house offers a feeling of space from the open plan living area to the galleried landing with elegant proportions, retained period features, and a few little surprises such as the “bar”. In homage to the school, the beech flooring has been retained as have some of the original school doors.







# THE KITCHEN



The kitchen leads off from the living area and from here a door leads to the 'P' shaped conservatory with West facing French doors which in the early evening open to let the rays of the sun flood into the house.





# THE CONSERVATORY







The upper floor offers three bedrooms, the principal bedroom benefiting from an en-suite shower room, and the family bathroom.

# THE BATHROOM





# BEDROOM 1 & EN-SUITE





# BEDROOM 2





# BEDROOM 3





The garden is absolutely stunning from spring onwards with the first signs showing as snowdrops and aconites to be followed for Easter with a fantastic floor show of daffodils, then the rapid growth of ferns and wild meadow flowers stunning!

The evenings after dark are amazing with absolutely no light pollution so even with a pair of binoculars, the sky is stunning.

# THE GARDEN







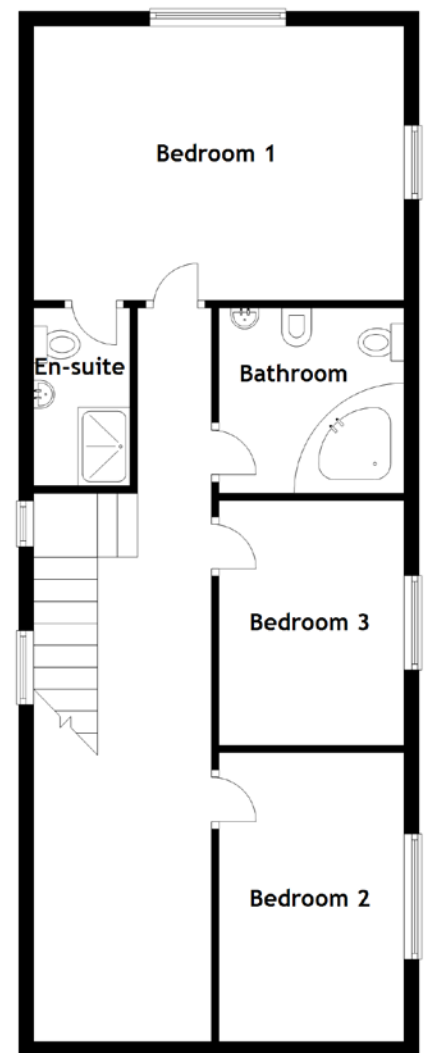
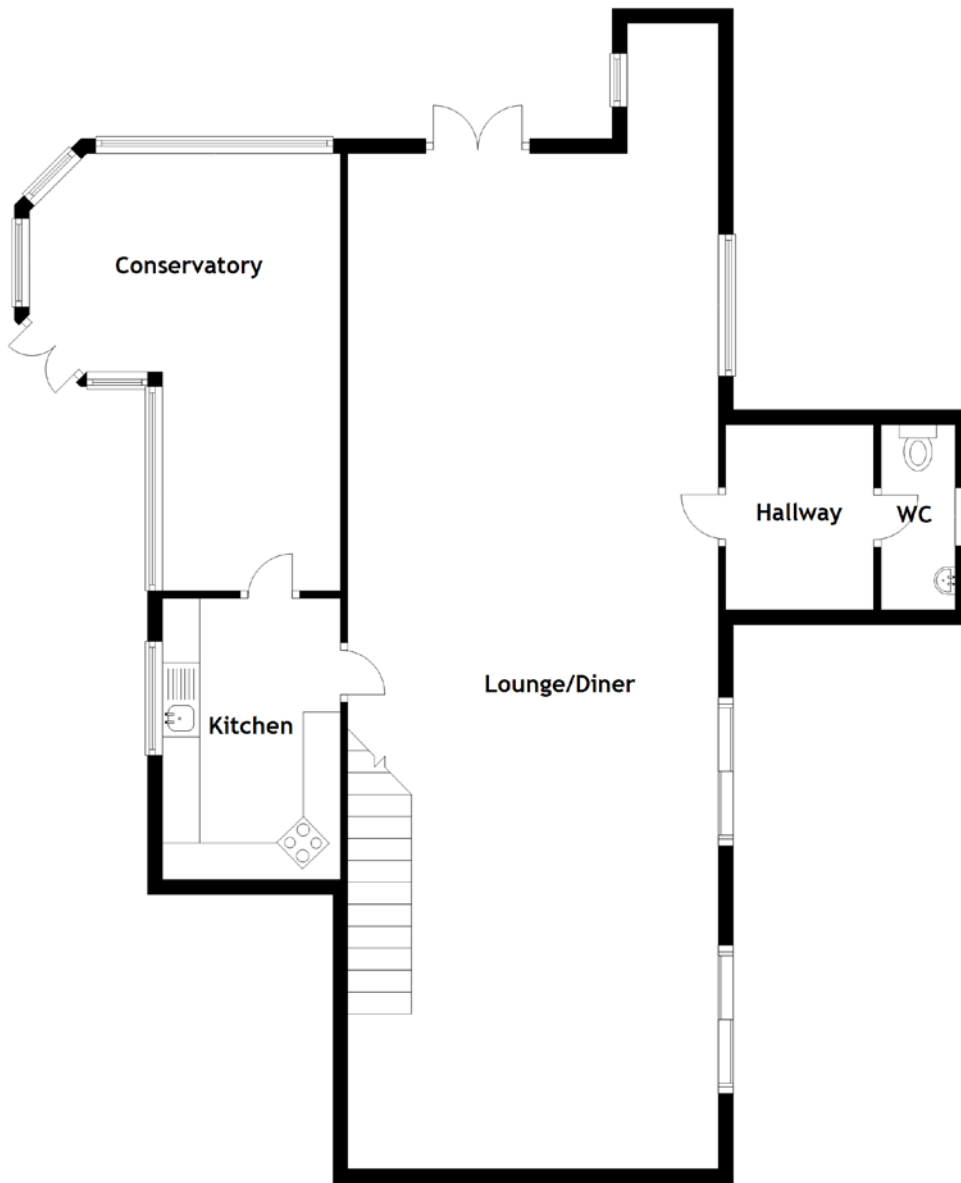
It is, without doubt, a tranquil location but within minutes you are in Brechin, which is well served for shops and local amenities. The house is located atop a valley to the north and within striking distance the brown and white Caterthuns, iron-age settlements dating back to 700BC. North-East the views towards the Cairn o Mount are stunning. What's lovely about the location and house is the feeling of space, and the ability to watch the seasons change through the year. Being predominantly a farming location, you are fortunate to see first-hand the cultivation and harvesting of crops. There is nothing better than sitting in the back garden in late summer watching the wind blow through the barley. Being a semi-rural location, you are spoiled with nature's finest from the comfort of your armchair you can watch the sheep in the field Roe deer roaming for food, the occasional red squirrel in the trees, bats (Pipistrels), Tawny owls in the evening and, let's not forget the occasional hedgehog who visits the garden.

The property is turnkey and has been lovingly maintained over the years with various improvements and additions, just eighteen months ago major insulation work was carried out and the whole house has undergone a programme of redecoration and is presented as a fresh property, what is not to love?





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Hallway	2.50m (8'3") x 2.00m (6'7")
WC	2.30m (7'7") x 1.00m (3'3")
Lounge/Diner	13.70m (44'11") x 5.00m (16'5")
Kitchen	3.80m (12'6") x 2.40m (7'10")
Conservatory	5.90m (19'4") x 4.20m (13'9")

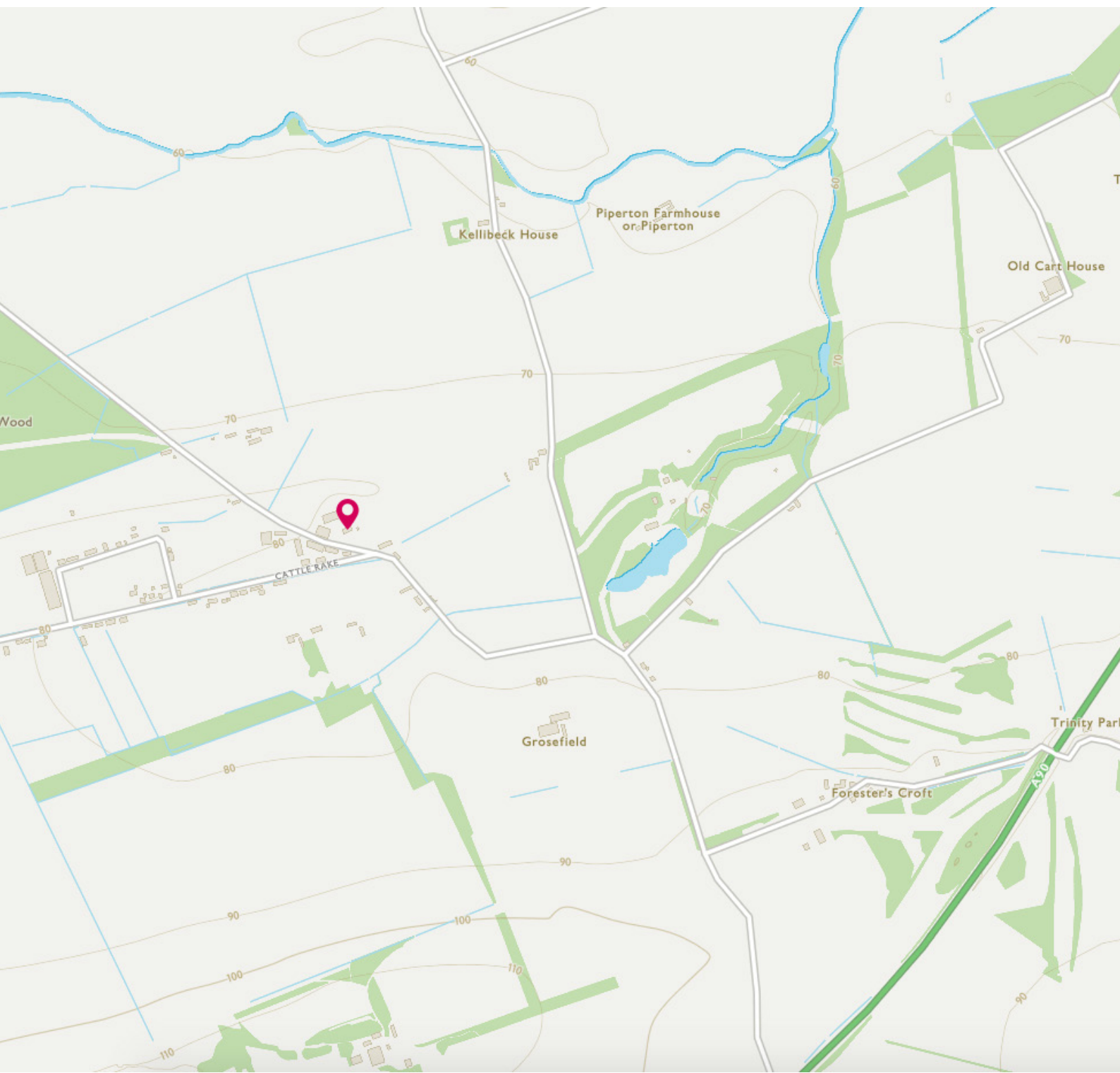
Bathroom	2.50m (8'2") x 2.50m (8'2")
Bedroom 1	5.20m (17'1") x 3.70m (12'2")
En-suite	2.40m (7'10") x 1.30m (4'3")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bedroom 3	3.30m (10'10") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 180m<sup>2</sup>  
EPC Rating: C



# DIRECTIONS

Coming from South on A90 take first turn off signposted to Brechin/Montrose. Continue on this road into Brechin about 1.5 miles to the mini roundabout at Mackie motors. Take a left turn at the mini roundabout signposted little Brechin continue on this road Cookston road for approx 1.5 miles. Entering the village of Little Brechin there is a sharp bend, ahead of you is a phone box at this point slow at the spilt junction and indicate right as Woodlands is situated to the right of the phone box, (the house faces the phone box) Coming from north A90 take the first turn off for Brechin/Edzell follow the road into Brechin approx. 1.5 miles. At the mini roundabout with the co-op on your right, take a right signposted Little Brechin continue on Cookston road approx. 1.5 miles (Then as above).





# THE LOCATION

Woodlands is very conveniently located in stunning countryside, some 2 miles to the north of Brechin. The A90 dual carriageway, lying to the South of Little Brechin, is easily reached and links Aberdeen with Dundee and Perth. At Perth, it connects with the A90 to Edinburgh and the A9 west to Stirling and Glasgow. Both Aberdeen and Dundee are easily reached and offer all the services expected of major cities. There are railway stations at Montrose and Laurencekirk with regular services to Aberdeen and the south, including a sleeper. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London Stansted.







Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the South Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction. Within the park at Brechin Castle, there is a garden centre, 70 acre country park offering a picturesque setting, an intriguing fairy trail through the surrounding woodland and a wide range of activities for all the family. The Caledonian Railway is also an attraction, a steam locomotive runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose. The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling is available in the area and in the centre, there is a range of diverse shopping opportunities and a public library.

Private schooling is available at Lathallan (Johnshaven), which has its own bus service from Brechin, as has Dundee High School.

The range of outdoor pursuits in this part of Angus is impressive. Both Forfar and Brechin have leisure centres. Brechin Golf Course is located very close by on the edge of Trinity. Further courses are found at Montrose and Forfar, with Carnoustie also easily reached. Salmon and sea trout fishing can be taken on the nearby River South Esk or on the North Esk. There are pleasant sandy beaches at Lunan Bay and at St Cyrus. To the north lie the Angus Glens, offering some of the best hillwalking in eastern Scotland.

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