



TEALING HOUSE

Tealing, Dundee, Angus, DD4 0QZ



TEALING HOUSE

Tealing, Dundee, Angus, DD4 0QZ

A substantial Grade B Listed country house, which has retained fine period detail and sits in approximately 12.4 acres of garden and ground and enjoys expansive views over the surrounding countryside.

Dundee 6 miles (9km), Perth 27 miles (43km), Edinburgh 67 miles (108km), Glasgow 87 miles (139km), Aberdeen 61 miles (99km)
(All distances are approximate)

Summary of Accommodation:

Raised Ground Floor: Porch with outer hall and inner hall, drawing room, library, dining room, morning room, kitchen/breakfast room, double bedroom, Jack & Jill bathroom, separate WC.

First Floor: Landing, six double bedrooms, study, shower room, bathroom.

Garden Level: Hall, three bedrooms, shower room, office, laundry room, boiler room, separate WC.

Exterior: The house is accessed via a stone pillared entrance, with a private drive leading to the gravel sweep in front of the house. The grounds, gardens and policies extend to approximately 12.4 acres, including extensive lawns, mature trees, such as, Wellingtonia, beech and pine. There are two plots which might be suitable for development subject to obtaining the necessary consents. Garaging, car port, outbuilding and large greenhouse.



TEALING HOUSE

Tealing, Dundee, Angus, DD4 0QZ

Situation:

Tealing House, nestled on the south-western edge of the picturesque hamlet of Tealing in southern Angus, is approximately six miles north-west of Dundee and about half a mile west of the A90 dual carriageway. This charming residence provides easy access to city amenities, whilst remaining immersed in the beauty of the Angus countryside.

The hamlet of Tealing boasts a rich heritage and vibrant history from prehistoric settlements to wartime intrigue. There is evidence of an early Pictish settlement around 100 AD and the first church in Tealing was built in 710 AD. In 1942 during the Second World War, the Ministry of Defence built an aerodrome in Tealing, which also found use in wartime as a prisoner of war camp.

The property is well located for Ninewells Hospital, the Technology Park, the universities, and the airport in Dundee. Dundee offers all the facilities you might come to expect from the fourth largest city in Scotland. Schooling can be found locally with a primary school at Tealing and private schooling available at Dundee High School and St Leonards in St Andrews. There is a mainline railway station with services both north and south, including a sleeper. Dundee airport offers flights to London city. The A90 dual carriageway provides easy access to Aberdeen and Perth and on to Edinburgh and Glasgow. Dundee is an established centre of excellence in education and life sciences, and has renowned cultural facilities, including the V&A Museum.

Away from the city, the range of outdoor pursuits is impressive. Over the River Tay is St Andrews, the home of golf and approximately 13 miles (20km) up the coast is the championship course at Carnoustie. Within easy reach is skiing at Glenshee, local beaches and the pretty Angus glens.





General Description:

Tealing House is a Grade B Listed country home situated in southern Angus, south-west of the hamlet of Tealing. The house is substantial in stature with accommodation over three levels. Boasting a prominent façade with stone steps that rise to traditional storm doors, the property commands presence. The impressive entrance features an astragal glass door, flanked with glazed panels, that leads through to an inner hall with a central ashlar stone staircase to the raised ground floor.

The hall on the raised ground floor is majestic, with a stone fireplace featuring matching slips and mantel. The principal reception rooms are located at this level. The elegant drawing room boasts full height windows with alluring south and westerly aspects, decorative corncicing, and a notable white marble fireplace with cast iron insert. Located between the hall and drawing room is the library, benefiting from full height windows that provide vistas over the rear garden, fitted display shelving and a closed decorative, white marble fireplace. Adjacent is the generously proportioned dining room, with a large tripartite sash window and a splendid black marble fireplace, creating the perfect setting for more formal occasions.

Conveniently, neighbouring the kitchen/breakfast room is the morning room, a delightful, panelled space, with south facing windows, a fireplace with timber mantel and a door directly through to the kitchen. The kitchen/breakfast room is generously proportioned with ample room for a breakfasting table and is fitted with a comprehensive range of mounted wall and floor units. Appliances include: a Leisure Rangemaster 110 range cooker with double oven, grill, four ring electric hob, hotplate and extractor fan above. There is a double Belfast sink with swan neck mixer tap, space for a large American style fridge/freezer, a built-in Neff microwave and De Dietrich integrated dishwasher. The kitchen is decoratively finished in a Corian work surface and tiled splash-back depicting various fruits. A double bedroom, bathroom, and separate WC, completes the accommodation on this level.

Stairs rise to the naturally lit, via cupola, upper level landing, that spans the length of the property, providing access to all the rooms on this floor. From the landing is six bedrooms, a timber panelled office with a closed fireplace and timber mantel, a Jack and Jill bathroom, fitted with a corner bath, a large shower, and a walk-in linen cupboard. Completing this level is shelved storage and a door that provides access up a flight of stairs to three attic rooms.

The garden level provides a comprehensive range of well-proportioned rooms, naturally lit and featuring full height ceilings, thanks to the raised ground floor level. There are three bedrooms, a shower room, a laundry room, and a boiler room, which houses the Hoval oil-fired boiler on this level. A large central hall provides access to a generously proportioned office, as well as the garage that has ample space for a workshop area, boasting electric up and over doors.





Tealing House is accessed via a stone pillared entrance and a drive that is flanked by mature trees on one side and the arable paddock to the other. The drive culminates in a large sweep to the front of the house, with car parking and access to the garage located to the side of the property. The garden and grounds extend to about 12.4 acres and include a range of mature trees, shrubs, and bushes, including ash, beech, pine and rhododendrons. The garden is complimented by a burn and some very impressive large Wellingtonias, which provide a measure of history and grandeur in equal measure. The whole property benefits from far reaching views over the neighbouring farmland and beyond. There is a traditional substantial greenhouse, car port and outbuilding.

GENERAL REMARKS AND INFORMATION

Clawback Clause

There may be potential for development within the grounds and as such our clients wish to include within the terms of the sale that a payment will be made to the seller if planning permission is granted for development or if development is forthcoming within a term of 20 years with a payment which equates to a 40% of the uplift in value. This will be secured by means of a standard security.

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD4 0QZ.

Directions

Head north from Dundee on the A90 towards Forfar. Go through the next two roundabout staying on the A90. After about 2.5 miles turn left, signposted Tealing and Auchterhouse. Then after about 0.5 miles the stone pillars of Tealing House will be on the left.

What3words

demand.values.sage

Special Note

It should be noted that both the Walled Garden and East Lodge are not owned, and the Walled Garden is currently on the market for sale, having previously been sold for development. It has detailed planning consent for six detached dwellings. Please speak to Rettie for further details.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, mains electricity, private drainage, oil-fired boiler.



Local Authority

Angus Council, Orchard Bank Business Park, Forfar DD8 1AN. Telephone: 0345 277 7778

Council Tax

Band H

EPC Rating

Band F

Solicitors

Shepherd and Wedderburn, 37 Albyn Place, Aberdeen AB10 1YN. Telephone: 01224 621166.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely

interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

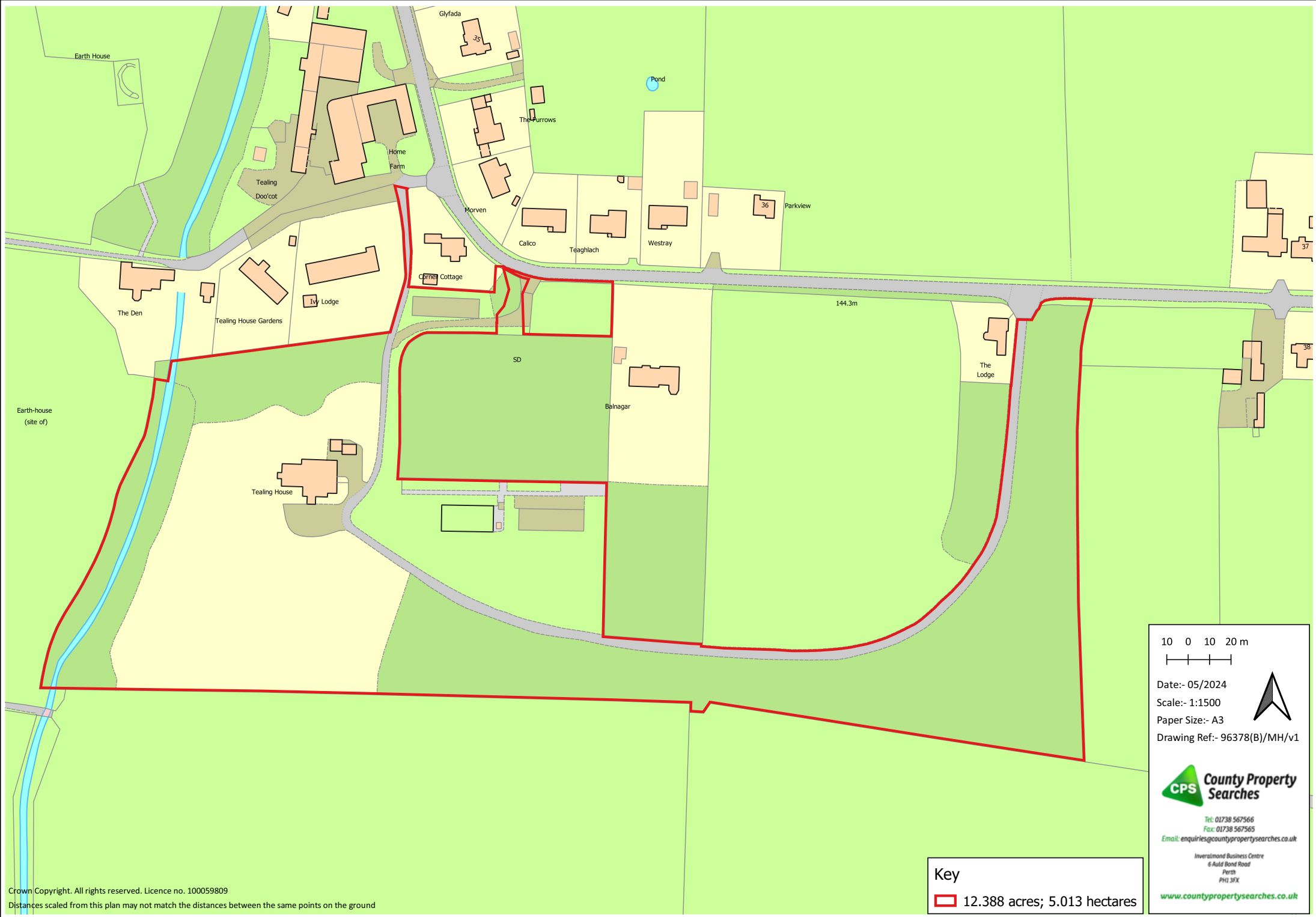
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & 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 or not referred to







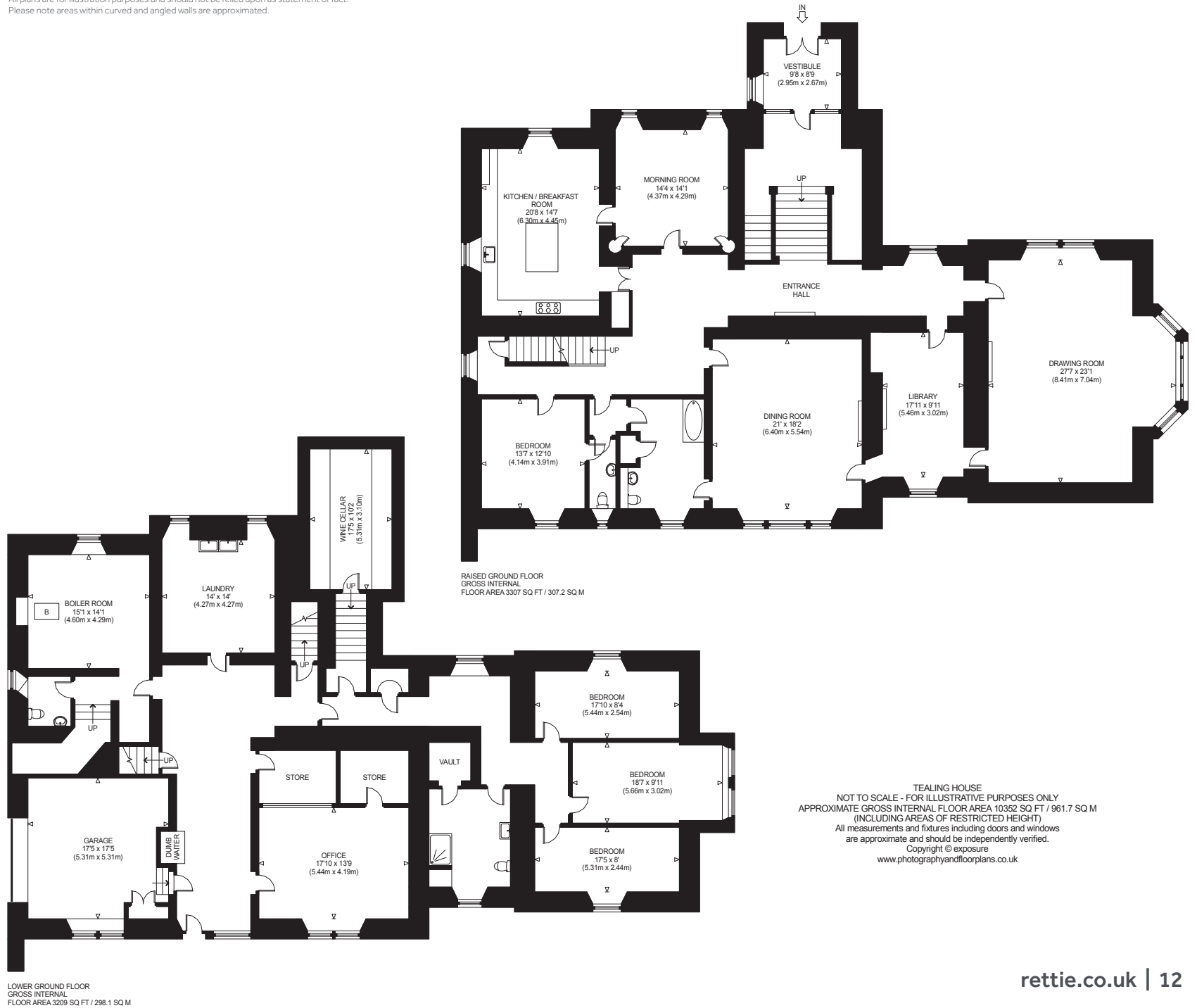
Crown Copyright. All rights reserved. Licence no. 100059809
 Distances scaled from this plan may not match the distances between the same points on the ground

Key
 12.388 acres; 5.013 hectares

10 0 10 20 m
 Date:- 05/2024
 Scale:- 1:1500
 Paper Size:- A3
 Drawing Ref:- 96378(B)/MH/v1

CPS County Property Searches
 Tel: 01738 567566
 Fax: 01738 567565
 Email: enquiries@countypropertysearches.co.uk

Inveralmond Business Centre
 6 Auld Bond Road
 Perth
 PH2 3FX
www.countypropertysearches.co.uk



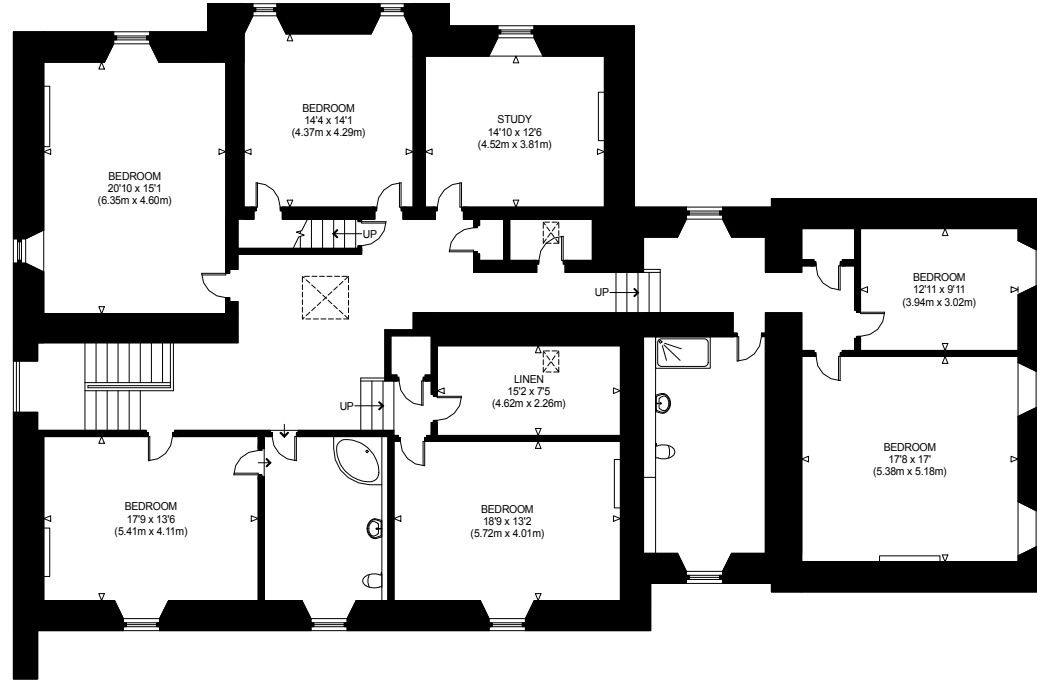
TEALING HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 10352 SQ FT / 961.7 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk

RETTIE

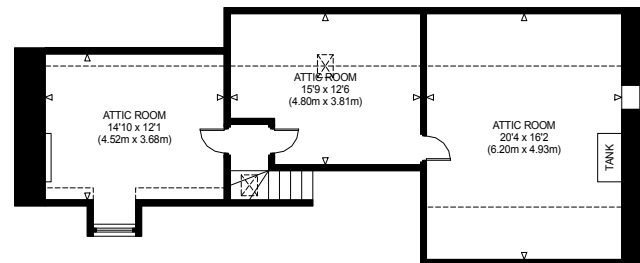
0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
 Edinburgh
 EH3 6DH



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 3092 SQ FT / 287.3 SQ M



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 744 SQ FT / 69.1 SQ M



above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.









Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

- 📞 0131 624 4183
- ✉️ mail@rettie.co.uk
- 🏠 11 Wemyss Place
Edinburgh
EH3 6DH