



BRIDGEND OF PEARSIE

Kirriemuir, Angus, DD8 5EY



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A unique opportunity to acquire a Scandia-Hus house with three holiday pods situated on an elevated position adjoining neighbouring woodland with wonderful views overlooking the rolling Angus countryside.

Summary of Accommodation:

Ground Floor: Entrance Hall, Living Room, Dining Kitchen, Utility Room, WC, Principal Bedroom with en-suite Bathroom, Double Bedroom 2, Double Bedroom 3, Shower Room.

Exterior: Established garden of notable colour and diversity. Patio terrace. Double garage with internal workshop. Substantial driveway providing ample parking adjacent to the house.

Three glamping pods currently run as a holiday let business. Private car park.

Substantial Workshop/Storeroom.

Large Garden Room with integral hot tub.

BBQ Hut with seating. Outdoor firepit with seating.

Amenity land with planning permission for 2 holiday lodges.

Approximately 1.5 acres (0.60 Ha)



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Situation

Bridgend Of Pearise enjoys a quiet rural setting amongst undulating farmlands about 3 miles west of Kirriemuir and 10 miles north/east of Alyth. The house is situated within a scenic part of Angus, largely surrounded by Pearsie Estate.

Nearby Kirriemuir is known as the Gateway to the Angus Glens and is also well known as the birthplace of the playwright, J M Barrie. The town offers a good range of retail services including a Supermarket as well as a Health Centre, Leisure Complex, Golf Course and both Primary and well-regarded Secondary Schooling. The nearby Angus Glens are a receptive environment for hill walking, cycling and mountain biking, as well as being home to many Sporting Estates that offer a range of country sporting opportunities.

There are further services in Alyth to the west and the locality has a wealth of Golf Courses including the renowned parkland courses of Rosemount and Lansdown at Blairgowrie. The Championship Links at Carnoustie are within an easy drive and the Angus coastline is also home to a number of further Links Golf Courses.

Forfar is the administrative centre of Angus and offers an excellent range of Retail, Professional, Banking and Leisure Facilities. Dundee is Scotland's fourth city and has recently seen substantial regeneration highlighted by the opening of the Victoria & Albert Museum on the waterfront.

Perth (approximately 27 miles away) is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair.



General Description

Bridgend Of Pearsie is a single storey Scandia-Hus house that offers spacious and well-presented accommodation with 3 luxury glamping pods currently employed as a licensed holiday let business – generating an income. Externally, the house sits on an elevated position, orientated to capture the wonderful open views overlooking the Balintore valley and the rolling Angus countryside.

Located off the minor road, the house is accessed via a private gravel driveway that sweeps towards the house and provides approach to the integral double garage. The main entrance into the house is via a solid timber door that opens into the welcoming Entrance Hall. From the Hall a door provides access to the Living Room which is sumptuously proportioned and benefits from a triple aspect view overlooking the surrounding countryside. The log burner with natural slate hearth provides a heartening focal point. Down the Hall is the Dining Kitchen which is the heart of the house. Natural light emanates from a series of windows and a part glazed door provides access to the front patio area. The kitchen has an extensive range of floor and wall mounted kitchen units with ample work surfaces. The integrated appliances include a Candy induction hob, an oven and grill and a stainless-steel sink with draining area. The kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a dining area which allows for sociable and relaxed family living, as well as entertaining larger parties. Accessed off the Kitchen is the Utility Room with shelving units and stainless-steel sink with draining area. There is a pantry with shelving and a cupboard housing the boiler. A door opens to the rear porch which gives access to the WC with wash hand basin and a part glazed door opens to the garden area.

From the porch a door provides access to the Workshop with part glazed door opening to the garden area. An internal door provides access to the integral Double Garage with electric light and power and dual up and over doors.

From the dining kitchen a door provides access to two Double Bedrooms both with built-in wardrobes and dual glazed windows. Adjacent is the Shower Room with walk-in shower cabinet, WC integrated wash hand basin with storage units below and vanity mirror with light above and a wall mounted towel rail.

Completing the accommodation is the principal Bedroom with en-suite Bathroom. The bedroom is well proportioned with built in wardrobe a dual windows providing a charming outlook. The en-suite Bathroom has a bath unit with shower over, WC, bidet, and wash hand basin with vanity mirror and light above.

The house benefits from central heating, triple glazing and a ventilation/heat recovery system. The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, and part glazed doors all maximising natural light and views overlooking the garden grounds and the surrounding countryside.





Glamping Pods

There are three bespoke glamping units that occupy a slightly elevated position adjoining the neighbouring woodland. Each pod is in excellent condition and can sleep up to 4 people, with open plan living arrangements. The interior of each pod is a combination of exposed pine and painted timber to provide a cosy ambience.

Each pod offers a king-size bed, shower room with WC and wash hand basin, living area with complete sofa bed that can sleep 2 people. The kitchen area is fully equipped with hob, oven (including pizza stone), microwave, toaster and kettle. In addition to its own private decking with external lighting, all pods have a solid fuel heated hot tub - one of the most fuel and water efficient models on the market. Central heating is provided by an LPG combi boiler. There is a private car park providing ample parking.

Exterior

The gardens and policies extend to about 2 acres and provide a most exceptional setting. The garden itself is principally laid to lawn and trimmed with a wide array of specimen shrubs, which provides year-round colour and interest. There is a large patio terrace which creates an ideal space for al fresco dining in the warmer months.

There is an integral Double Garage with electric light and power and up and over doors with an adjoining Workshop/Store area.

Workshop: 13.46m x 5.56m (44'2" x 18'3") Electric light and power. Shelving units. Series of windows. Outdoor tap.

Garden Room: 7.08m x 5.46m (23'2" x 17'11") Skargards hot tub. Timber panels and roof beams. Dual glazed sliding doors providing access to the veranda with outdoor lantern lights.

BBQ Hut: 12-seater. Pitched timber ceiling. Ceiling spotlights. Series of sash windows providing a wonderful outlook. Outdoor decking area.

Substantial Firepit enclosed by stone wall providing outdoor seating.

Children's play area.

Private car park providing ample parking with log store.

To the rear of the house, there is an area of amenity land with planning consent for two holiday lodges. Further details can be found on the Angus Council planning portal (19/00983/FULL).



BBQ Hut



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD8 5EY.

Entry and Possession

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

Services

Mains water and electricity. Oil fired central heating. Drainage to a private septic tank.

Local Authority

Angus Council, Orchardbank Business Park, Orchardbank, Forfar, Angus, DD8 1AN. Tel: 03452 777778.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



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 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

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2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself 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.

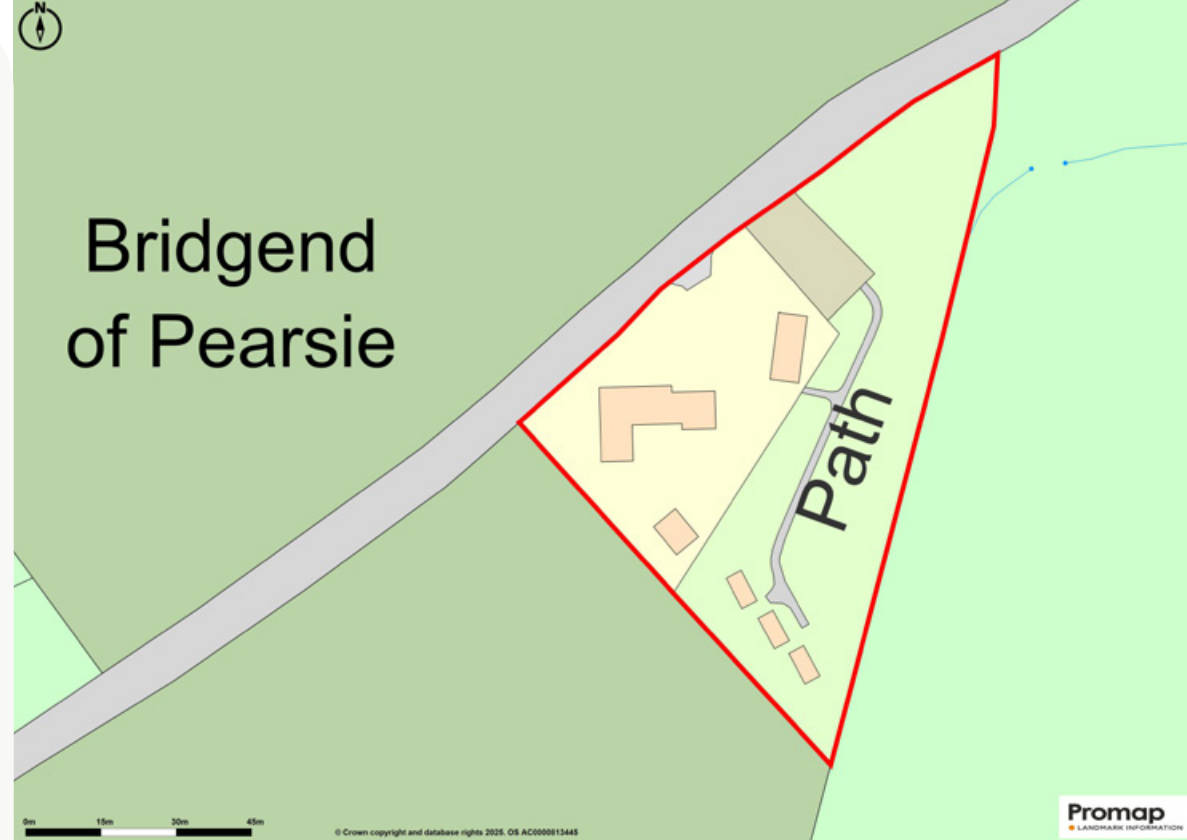
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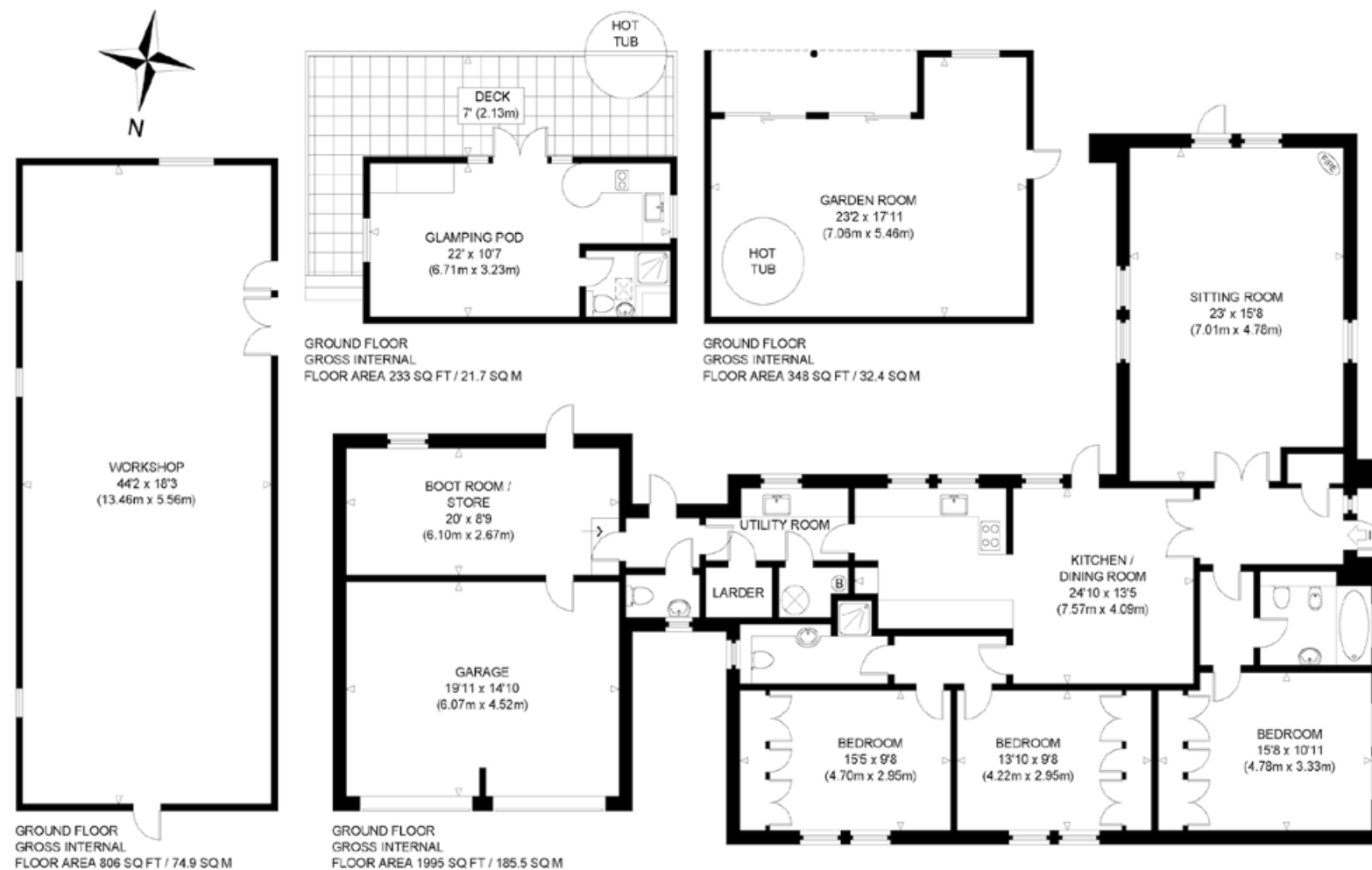
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BRIDGEND OF PEARSIE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1995 SQ FT / 185.5 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 1387 SQ FT / 129.0 SQ M
TOTAL COMBINED FLOOR AREA 3382 SQ FT / 314.5 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.

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