



STENTON HOUSE

Invergowrie, Dundee, Angus, DD2 5LL



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An impressive period farmhouse offering generous family accommodation and set within delightful mature grounds in a country setting conveniently placed for access to Dundee.

Summary of Accommodation

Main House

Ground Floor

Porch, entrance hall, sitting room, family room, open-plan kitchen/dining/living room, utility room, cloakroom/WC.

First Floor

Principal bedroom with dressing room and en suite, four further bedrooms, family bathroom.

Garden & Grounds

Extensive gardens and grounds extend to approximately 6.6 acres and include a large patio terrace, orchard, grazing land and woodland.



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Situation

Highly secluded, Stenton House is a wonderful country property set within extensive mature gardens and grounds. It occupies an idyllic position at the end of a quiet country lane, surrounded by attractive, leafy countryside.

Despite its peaceful rural setting, the house is well placed for the commuter, lying just a short drive to the west of Dundee, with Perth, Edinburgh and Aberdeen also within driving distance. The property is situated close to the Angus and Perthshire border, with both counties offering a wide range of outdoor pursuits, including cycling, walking and horse riding.

There are numerous golf courses in the surrounding area, including Downfield and Piperdam, while the internationally renowned championship courses at Carnoustie and St Andrews are also readily accessible.

Nearby Fowlis is a quiet rural village with bus links to Dundee. Primary schooling is available at Liff, with secondary schooling in Dundee. There are also several highly regarded independent schools within the wider area, including the High School of Dundee, Strathallan, Kilgraston and Craigclowan Preparatory School.

Dundee is approximately a ten-minute drive to the south-east and provides an excellent range of shops, services and recreational amenities. The city has undergone significant regeneration in recent years, particularly around its waterfront, which is home to V&A Dundee. Dundee is also home to two universities, the University of Dundee and Abertay University, with the former particularly well regarded for medicine and life sciences.

Ninewells Hospital lies approximately six miles to the south-east of Stenton House, with Dundee Airport a short distance beyond. Dundee also has a mainline railway station, providing regular services to Edinburgh, Glasgow, Aberdeen and destinations further afield.

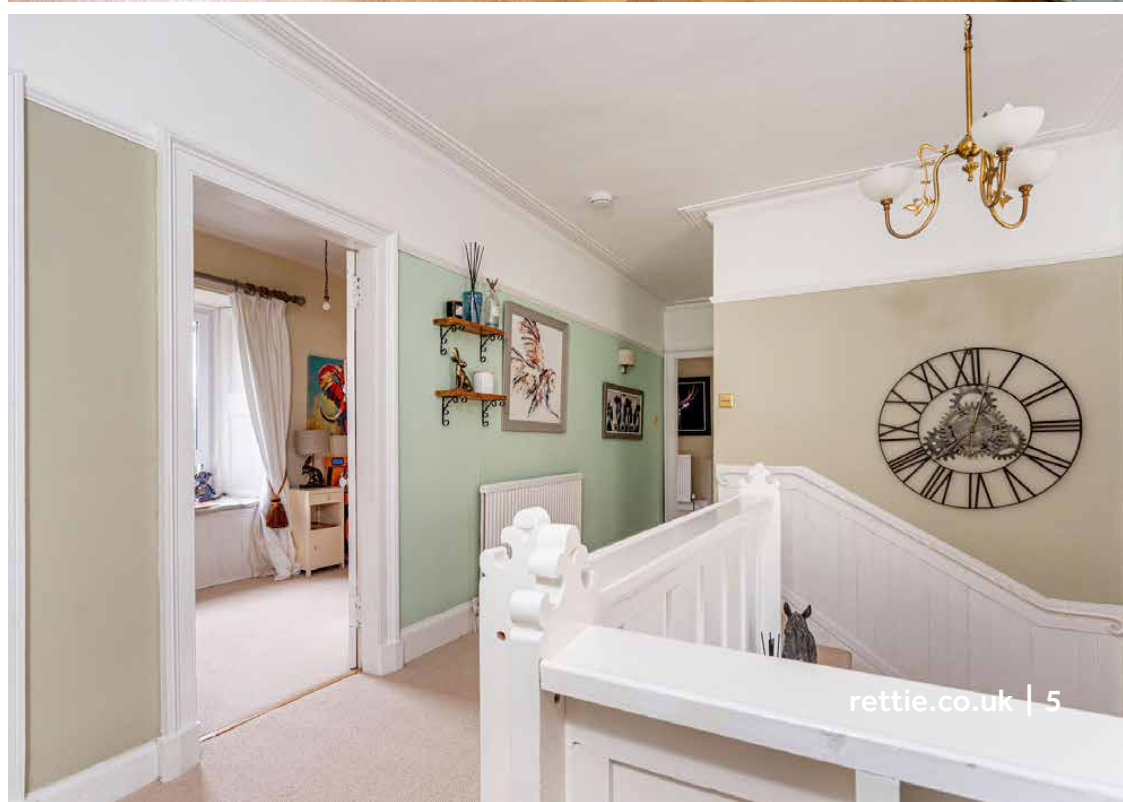
General Description

Ground Floor

A large solid timber entrance door opens into an enclosed entrance porch, with useful space for coats and outdoor clothing. From here, a half-glazed timber door with stained-glass detailing leads into the welcoming reception hall.

The hall provides access to the principal ground-floor rooms and is naturally lit by a window positioned at half-stair level. Period detailing includes restrained cornicing, while two substantial cupboards provide useful storage.





The comfortable sitting room is also double aspect and enjoys pleasant views over the surrounding gardens. A further wood-burning stove is set on a slate hearth beneath an ornate pillared mantelpiece. A decorative ceiling rose and corning reinforce the room's period character.

The family room is an elegant and generously proportioned double-aspect reception room. A wood-burning stove, set on a slate hearth beneath a decorative mantel, forms an attractive focal point. A full-height glazed opening overlooks the garden and windows incorporate window shutter detailing. Further features include plain corning and fitted display shelving with cupboard below.

A cloakroom is fitted with a WC and wash-hand basin with storage below.

The impressive open-plan kitchen/dining/living room forms the natural hub of the house. The kitchen is fitted with a range of traditional floor-standing and wall-mounted units, complemented by wood-effect work surfaces. Fittings and appliances include a one-and-a-half-bowl Belfast-style sink with brass-effect swan-neck mixer tap, an American-style fridge-freezer and a substantial Rangemaster with double oven and electric hob.

Wood-effect flooring continues through the room, where there is ample space for a dining table. The accommodation flows naturally into an informal sitting area, where a wood-burning stove provides an inviting focal point.

A sliding door leads into the well-appointed utility and boot room, which provides extensive storage and space for coats and outdoor equipment. A particularly practical feature is the large low-level sink, ideally positioned for washing dogs. A door provides direct access to the garden.

First Floor

The staircase rises from the reception hall and benefits from excellent natural light provided by a large window at half-stair level. The staircase divides to provide access to two separate bedroom wings.



The spacious principal bedroom is a particularly attractive double-aspect room, enjoying delightful views over the gardens and surrounding countryside. An open fireplace with cast-iron surround, slate hearth and decorative timber mantel provides a handsome focal point, while plain corning continues around the room.

The principal bedroom is served by a substantial dressing room, fitted with shelving and hanging space, together with an adjoining en-suite shower room. The en-suite is equipped with a large shower enclosure, pedestal wash-hand basin, WC and heated towel rail, with marble-effect tiling.

There are four further double bedrooms, all of which are generously proportioned and enjoy attractive views. Two of the bedrooms retain particularly appealing cast-iron fireplaces with decorative tiled inserts.

The family bathroom is fitted with a bath, handheld shower attachment and overhead shower, together with a WC, pedestal wash-hand basin and heated towel rail. A shelved airing cupboard provides additional storage.

Two large recessed areas off one of the first-floor landings currently provide useful storage and may offer scope for conversion to wardrobe accommodation or potentially an additional bathroom, subject to obtaining all necessary consents.

Garden and Grounds

Stenton House is approached through electrically operated gates, flanked by stone pillars surmounted by traditional style lanterns. The gates open onto a broad stone-chipped driveway, which sweeps towards the house and provides extensive parking.

The gardens and grounds are an outstanding feature of the property. Mature trees, established hedging and extensive planting provide shelter, privacy and an attractive leafy backdrop throughout the year.

Immediately adjoining the house is a large paved terrace, providing an excellent space for outdoor dining and entertaining. The terrace is bordered by well-stocked beds containing a variety of established plants and herbs, including lavender, sage and mint.

Beyond the terrace are extensive lawns, interspersed with a varied collection of mature and specimen trees, including acers, eucalyptus and productive plum and apple trees.

The orchard contains a selection of established apple trees of differing varieties, while additional productive garden areas enhance the property's appeal for buyers interested in horticulture and self-sufficiency.

The grounds also include a substantial greenhouse, a large purpose-built barn, a tractor or general-purpose store, a sizeable log store, a purpose-built dog kennel and a children's play area.

A separate store houses the oil-fired Worcester boiler.

The grounds as a whole extend to 6.6 acres.

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 DD2 5LL

Fixtures and Fittings

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

Classifications

Council Tax - Band G
EPC Rating - D

Solicitor

TBC

Local Authority

Angus Council, Orchardbank Business Park,
Forfar, DD8 1AN Tel: 03452 777 778

Tenure

Freehold



Services

Mains water and electricity. Septic tank drainage. Oil fired central heating.

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.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

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.

Home Report

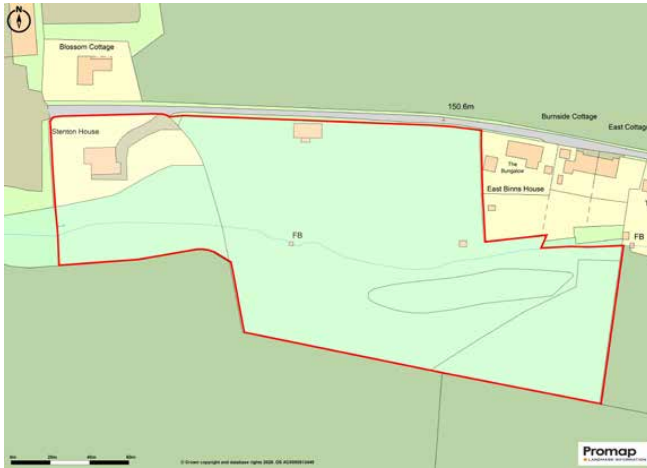
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contract 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 mis-statement 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.

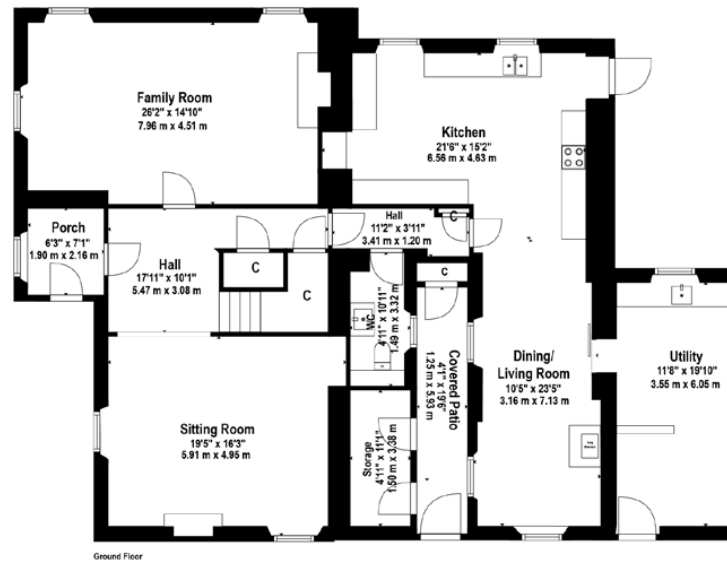
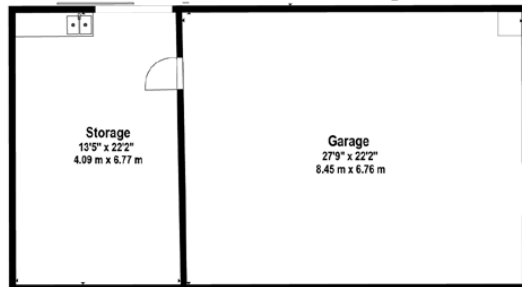




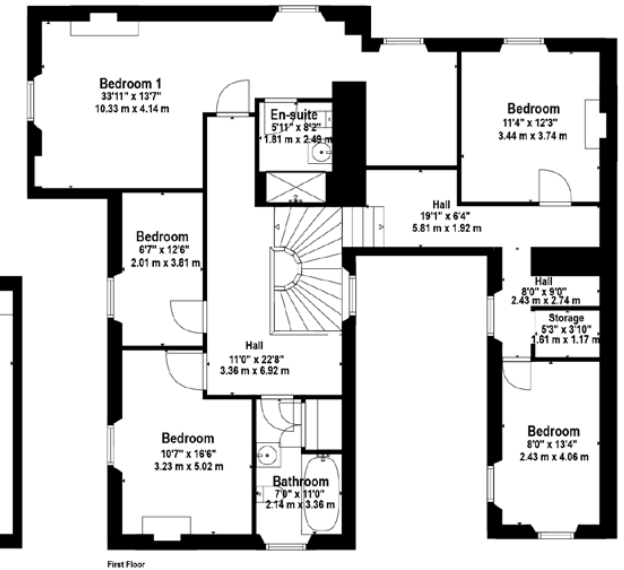


Not to Scale for identification purposes only

For guidance. Not actual location of garage in relation to the property.



Ground Floor



First Floor

ALTIVO
MEDIA



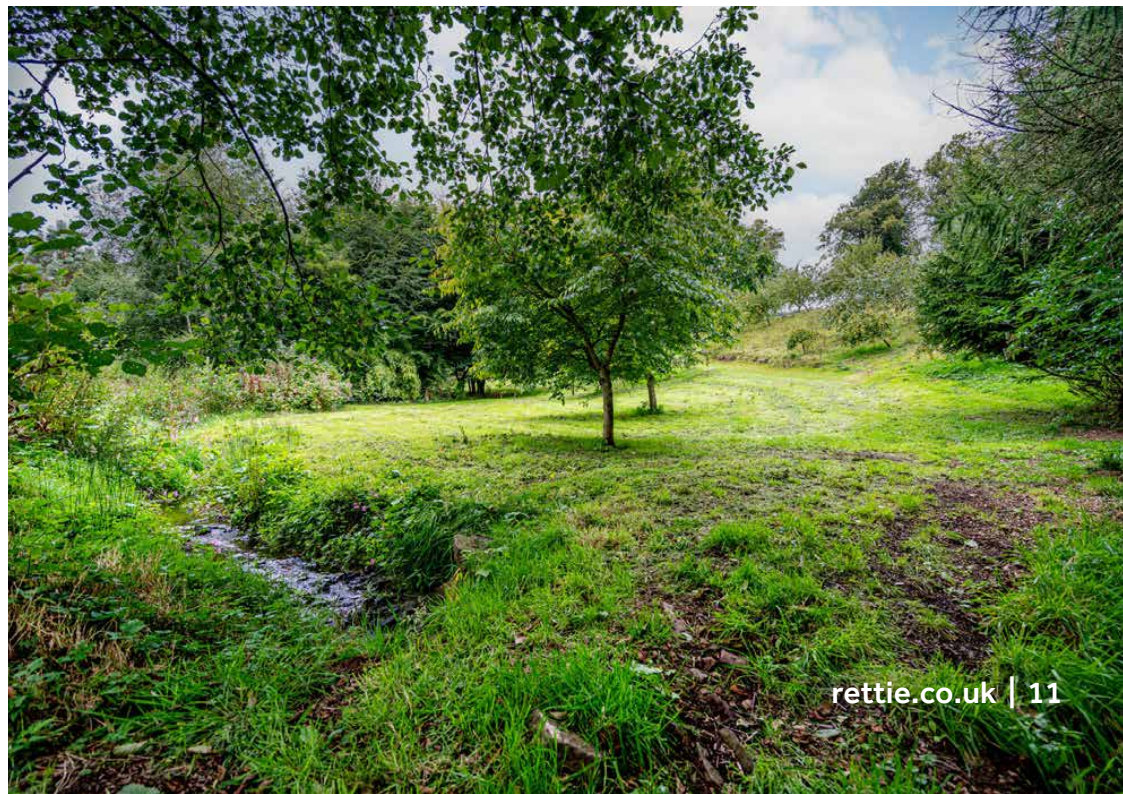
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Measurement point

Indicates area of Limited Use Space

Gross internal area: 302 sq m / 3250.7 sq ft
Garage: 57 sq m / 613.5 sq ft
Storage: 32 sq m / 344.4 sq ft

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



Important Notice

Rettie & Co 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 mis-statement 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

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