

OLD KENNELS

Panmure, Carnoustie, DD7 6LW



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The right way to move

WELCOME TO OLD KENNELS

A stunning three-bedroom detached cottage, with approximately four acres of land and a self-contained two-bedroom lodge, situated in the picturesque countryside just outside the coastal town of Carnoustie.

DIRECTIONS

Due to its rural location, please use What3words for directions: masks.airbrush.voltage will lead to the correct road heading to the property, whilst wolves.tennis.unscathed will lead to the correct access of the estate.

GENERAL FEATURES

- Exclusive detached cottage and self-contained lodge
- Registered smallholding with roughly four acres of land
- Peaceful rural location close to Carnoustie
- Outstanding income potential and opportunities
- Large rooms finished to exceptionally high standards
- EPC Rating - E

ACCOMMODATION FEATURES

- Triple-aspect porch and naturally-lit hall
- Expansive living room with a log burner
- Generous, Shaker-inspired dining kitchen
- Adjacent utility room with garden access
- Two large double bedrooms (one with storage)
- Versatile third bedroom with built-in storage
- A modern three-piece shower room
- A wet room with a three-piece suite
- Large, fully-floored attic for creative use
- LPG heating and double-glazed windows

EXTERNAL FEATURES

- Four acres of land with income potential
- Beautiful wraparound gardens and a large patio
- Three paddocks and kennel outbuildings
- Generous external stores and a poly tunnel
- An orchard with apple, pear and plum trees
- Extensive private parking for several vehicles



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PROPERTY NAME

Old Kennels

LOCATION

Panmure, Carnoustie
DD7 6LW

**APPROXIMATE
TOTAL AREA:**

XXX sq. metres
(XXX sq. feet)



The Property



Self-contained Lodge



Kennels



External

The floorplan is for illustrative purposes. All sizes are approximate.



A RARELY AVAILABLE DETACHED COTTAGE

WITH ROUGHLY FOUR ACRES OF LAND

PADDOCK

LODGE

OUTBUILDING

EXCLUSIVE DETACHED COTTAGE

OUTBUILDING RUIN

This exclusive detached cottage in Panmure is a rarely available three-bedroom family home that boasts large rooms finished to high standards. The property is a registered smallholding and it comes with four acres and a private lodge, creating a wealth of income opportunities for buyers, especially in the holiday rental and Airbnb markets. Adding to its outstanding appeal, it also features kennel outbuildings, an orchard, and three paddocks. Furthermore, the estate has a rich history, and is in the heart of the countryside offering a peaceful rural lifestyle just a short drive from the coastal town of Carnoustie. It provides the best of all worlds: an idyllic country setting with an abundance of wildlife and birds and lots of local walks, in addition to nearby beautiful beaches and excellent amenities, schools, and world-class golfing facilities.

The property has an incredibly scenic approach and an impressive sense of scale too, enveloped by its four acres of land. Inside, a triple-aspect porch welcomes you, giving way to a naturally-lit hall with storage.

THE GATES OF PANMURE:

A BRIEF HISTORY

The estate has a rich history, originally forming part of the seventeenth-century Panmure House estate, which was designed by the king's master mason, John Mylne, as the Jacobite seat of the Maule family. Sadly, this impressive house was demolished in 1955. Of particular note, James the Fourth Earl rode down from Panmure House in 1715 to reclaim the throne from the Stuarts, behind him he is said to have closed the gate to the house, saying "let not this gate again be opened". To this day, the gates of Panmure remain closed, forming an eye-catching part of the current estate - the owners' custodians to its history.



AN ELEGANT & EXPANSIVE

LIVING ROOM

With an expansive footprint, the living room affords lots of space for families, ensuring a high degree of comfort and a wide choice of furnishings. It is decorated in an elegant hue and laid with a wooden floor; plus, it is bathed in all-day sun from southwest-facing windows. For cosy winter evenings, it also has a log-burning stove which forms a charming focal point.



A STYLISH KITCHEN

DESIGNED FOR DINNER PARTIES



The dining kitchen is generously proportioned for lively dinner parties. It has a stylish Shaker-inspired design, with white base cabinets and wood-toned worktops. The on-trend look is further heightened by a central island with a breakfast bar and fashionable metro-style splashback tiles. A large Aga range cooker and a selection of integrated appliances (oven, induction hob, fridge, and dishwasher) are included, along with an American-style fridge/freezer. Next door, a neighbouring utility room provides additional storage and workspace, and a sink and garden access.



THE PERFECT LAYOUT FOR SUMMERTIME ENTERTAINING

It also benefits from additional built-in storage and dual-aspect windows, as well as oversized patio doors which extend the space out into the garden – perfect for summer soirees.



THREE BEDROOMS



LIGHT DÉCOR WHICH
HEIGHTENS AN AIRY
AMBIENCE

The three bedrooms maintain the keen eye for detail found throughout, each enjoying light décor which heightens an airy ambience. The principal bedroom is a large double with plush carpeting and dual-aspect windows, whilst bedroom two is a spacious double and bedroom three is a versatile single arranged as an office and cloak room. The second and third bedrooms both have built-in storage and wooden floors for ease of maintenance.



TWO WASHROOMS

The home has a shower room and a wet room, both of which have three-piece suites. Set near the bedrooms, the shower room has easy-to-clean wet walling in marble effect and it features a double-walk-in rainfall shower. Meanwhile, the wet room is enveloped in white tiles, and is located just off the utility room.

For year-round comfort, the property has LPG heating and double-glazed windows throughout. It also has a fully-floored attic providing a large space for creative use.

GUEST LODGE

Adding to the list of impressive features, the property also boasts a private lodge, which is ideal for independent family members and visitors. With two double bedrooms, it is also perfect for the Airbnb and holiday rental market. Add a private deck, a three-piece shower room, and an open-plan kitchen, living and dining room (with triple-aspect windows) and you have a self-contained home that offers a wealth of options.



GARDEN & PARKING

FOUR ACRES OF LAND



With four acres of private land framed by mature trees, the home offers unrivalled privacy and a wealth of outdoor potential to suit a wide range of endeavours, whether for personal or business use. The land includes three securely fenced paddocks, a large poly tunnel, and an orchard with apple, pear and plum trees. It also has a kennel outbuilding and an old derelict kennel building, which lends itself to renovation with excellent potential to become another dwelling (subject to consent) which could be ideal for the Airbnb market.





A LARGE, SOUTHEAST-FACING PATIO

In addition, the property boasts beautiful wraparound gardens and excellent external storage. It also has a large, southeast-facing patio for summer dining. Extensive private parking for several vehicles is assured too, thanks to a generous private driveway.





PANMURE

OFFERING A SCENIC
COUNTRY LIFESTYLE



Surrounded by the beautiful Angus countryside which stretches as far as the eye can see. Unsurprisingly, it offers limitless outdoor adventures, with lots of walking, cycling, and horse-riding opportunities amongst spectacular scenery. The country parks of Crombie and Monikie are only a short drive away too, providing further opportunities for those who love the great outdoors.

Peaceful and picturesque, the area also offers convenience, being roughly 10 minutes by car from the coastal town of Carnoustie. A mecca for golf enthusiasts, Carnoustie is famed for its world-class links golf course, last host to the Open Golf Championship in 2018. In addition to the championship course (regarded as amongst the toughest in the world), the wider area and stretch of coast is well-known for its outstanding golfing facilities, including the world-famous Old Course at St Andrews (which is within driving distance). Carnoustie is a popular seaside resort and commuter base too, enjoying excellent local amenities including supermarkets, shops, cafés and restaurants, banking, and a medical practice, in addition to primary and secondary schooling.

The town also has a coastal promenade, as well as a leisure centre, sports facilities and play area, and it offers walks along long stretches of beach in the local area. Along the coastline, there are lots of stunning beaches to explore too, including the golden sands of nearby East Haven Beach.



WELL CONNECTED TO DUNDEE AND BEYOND

Pannure has excellent road links close by and a nearby train station at Carnoustie, with a direct service along the coast to Dundee, making it very well connected not only to the city, but also the surrounding area. Furthermore, the vibrant city of Dundee is also a short drive away from Pannure, placing a full range of high street outlets within easy reach, as well as the city's highly regarded education and cultural facilities, including the university and first-rate museums such as the world-renowned V&A Dundee.



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