



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

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Montreathmont, Brechin Road, Friockheim, DD11 4UD

6 Bedroomed Equestrian Property



# Montreathmont, Brechin Road, Friockheim, DD11 4UD

Nestled within a peaceful rural setting, this exceptional detached country property in the heart of the Angus countryside offers a perfect blend of character, comfort and space. Montreathmont is surrounded by woodland and countryside views and proudly sits on approx. 2.5 acres of garden and grounds which includes paddocks, stable block, store, boiler house and a bespoke potting shed – ideal for those seeking equestrian facilities or a smallholding lifestyle.

This rural retreat gives you the space to enjoy countryside living yet is conveniently located with easy commuting links to surrounding Angus towns as well as Dundee and Aberdeen City, providing the best of both worlds – seclusion and accessibility.

The home itself features generously sized, open plan living space throughout. On entering the home you are welcomed through a bright entrance with built in storage cupboards, this then leads into the modern dining kitchen with family lounge area with feature, contemporary fire place and panoramic views across the garden grounds, creating an inviting atmosphere for both relaxation and entertaining. Opening up from the heart of the home is the main lounge that is flooded by natural light through its dual aspect windows and double set of French doors that open out onto a large patio area within the rear garden. Completing the lower level is a modern family bathroom and versatile double bedroom. The upper level is accessed via a staircase within the main living space and gives access to a further 5 bedrooms, one being the master with jack and jill ensuite, a modern shower room and snug.

This home is a sanctuary of comfort, designed with luxurious finishes as well as timeless charm of countryside living. The property benefits from oil central heating as well as the option to use a woodburning boiler, solar panels within the front of the property, open fireplace as well as contemporary wood burning stove and double glazing throughout.





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## **Entrance Hall:**

The bright and welcoming entrance hall is accessed through a solid wooden door from the front porch of the property. This inviting hall benefits from two large storage cupboards and gives access to the main instaliving space of this home, the lower level bedroom as well as the downstairs shower room.

## **Kitchen/ Dining/ Lounge:**

**9.04m x 9.46m**

This thoughtfully designed open-plan space seemingly blends the kitchen dining and lounge areas. The hub of the home is the expansive German designed Schuller kitchen with dining island. Ample storage space is provided by gloss white cabinets that bounce the natural light throughout this space with complementary worktop. Appliances within the kitchen include integrated combi oven, double oven, warming tray, induction hob with built in ceiling extractor, dishwasher, space for American style fridge/ freezer, Instant boiling water tap over a composite sink and drainer and integrated socket towers within the island. This sleek space also benefits from a utility section within the kitchen with space for washing machine and tumble dryer within the kitchen cabinets as well as a separate composite sink. The lounge and dining area offers ample room for family gatherings, enhanced by a contemporary wood burning stove and tranquil countryside views across the garden and Montreathmont Forest from the south facing bi-fold doors and feature window.

## **Lounge:**

**9.02m x 4.53m**

An extremely spacious and well-proportioned room that is bathed in natural light from its large window and south facing French doors giving panoramic views across the garden and forest backdrop. An open fireplace gives a focal point to this family room, providing a comfortable atmosphere in which to relax. Opening out into the rear garden onto a large patio, the lounge connects to the extensive lower level living space, maintaining the sense of openness and flow within the home.

## **Family Bathroom:**

**3.30m x 1.78m**

A modern family bathroom comprising of a bath with overhead electric shower, countertop wash hand basin within a vanity unit providing excellent additional storage, w.c.

## **Bedroom 6/ Home Office:**

**2.72m x 2.90m**

A lower level versatile, double bedroom overlooking the garden grounds. Would make an ideal home office space or play room.

## **Upper Level**

### **Master Bedroom:**

**3.48m x 6.04m**

A generously sized master bedroom with ample storage space provided built in sliding wardrobes that have been fully fitted with a mix of, walk in space, shelving and rails providing a functional and organised space. A sliding wardrobe door provides a 'hidden' entrance into a jack and jill ensuite which provides a sleek but quirky feature to this space. Double aspect windows enjoy garden views over the gardens to south and west.

### **Jack and Jill Ensuite:**

**1.75m x 2.21m**

Linking the master bedroom and bedroom 2 this fully tiled, luxury space consists of a corner shower cubicle, w.c and countertop wash hand basin within a vanity unit, providing excellent additional storage space.

### **Bedroom 2:**

**3.64m x 3.51m**

Another bright and spacious bedroom with built in sliding wardrobes, large window overlooking the woodland at the rear of the home and jack and jill ensuite.

### **Bedroom 3:**

**3.19m (W) x 3.56m**

A well-proportioned double bedroom with sliding wardrobe doors and window overlooking the rear garden.

### **Bedroom 4:**

**3.96m x 3.48m**

Another generously sized double bedroom overlooking the rear of the home with built in wardrobe with sliding doors

### **Bedroom 5:**

**2.66m x 5.05m**

A versatile bedroom that sits across two levels with feature circular window as well as window overlooking the garden grounds and built in wardrobe with sliding doors.

### **Family Snug:**

**12.55m x 2.05m**

An excellent addition to the upper level, creating a generously sized, multi use space that is bathed in natural light from the velux style windows and feature circular window.

### **Shower Room:**

**1.84m x 1.60m**

A contemporary shower room finished off to a high standard comprising of a shower cubicle, w.c and wash hand basin within a vanity unit. Finished with modern wetwall and chrome heated towel rail.

### **Garden Areas:**

Montreathmont sits on approx. 2.5 acres with attractive, garden grounds laid mainly to lawn with borders of mature shrubs and trees. To the front of the property is a large driveway that wraps round the home which leads to two paddocks, a previously used sand school, turnout area and concrete concourse. Montreathmont forest, which is managed by the Forestry commission provides a backdrop to this extensive garden grounds and provides access for those with equestrian interest.

### **Outbuildings:**

Within the grounds there are multiple facilities ideal for those seeking equestrian facilities or a smallholding lifestyle. Outbuildings include a boiler house which houses the oil fired central heating as well as woodburning boiler giving an additional optional heating source. Large, detached store with light and power, bespoke potting shed with light and power, patio doors and skylight creating a tranquil escape within the garden.

### **Stable Block/ Workshop:**

The large detached stable block/ workshop provides excellent outdoor space. Benefiting from light, power and water the stable block is set up to include 5 loose boxes with access to drinking water.















Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1178556)

**Directions:**

Travelling on the A933 towards Brechin, the property is a mile after the turn off to Fricockheim on the left hand side. [www.what3words.com](http://www.what3words.com) /// thus.striving.executive

**Council Tax Band:**

G (Angus Council March 2025).

**EPC Band:**

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**Viewings:**

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/ time)





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