

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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Dumbarrow Mill Cottage, by Letham, Forfar, DD8 2ST

Detached Cottage in 3.0 acres or thereby.

Hallway

Lounge

Family Room/ Dining Room

Sun Lounge

Kitchen Utility

Bathroom

3 Bedrooms

Shower Room

Attic Room/Study/ Playroom

Stunning Home in Idyllic Rural Location

Dundee 15, Arbroath 7, Forfar 7, Aberdeen 52 (approx. miles)

EPC E

Offers over £470,000

This Detached, traditional cottage is set within approximately around 3.0 acres or thereby of mature landscaped gardens within an idyllic location in scenic rural Angus. Nearby Letham is a well serviced village with shops, primary school and pharmacy. A full range of social, leisure and consumer facilities including secondary schooling can be found in Forfar and Arbroath. The City of Dundee is within comfortable driving distance and offers the amenities one would expect from a major city including Dundee. There are mainline train stations at both Arbroath and Dundee, and the A90 Dundee Aberdeen dual carriageway is easily accessible and connects to major routes north and south.

Situated in the heart of Angus, Dumbarrow Mill cottage is located in a peaceful rural environment with many places of interest close by including sandy beaches at Lunan Bay, Murton Nature Reserve, fly fishing at Rescobie Loch and a variety of fine golf courses including Forfar, Brechin, Edzell and the Championship Course at Carnoustie. The Angus Glens are only a short drive away and lead to some of the most scenic countryside in the north east of Scotland.

The property is C Listed with the original cottage dating to 1850 and has been extended over the years to provide spacious accommodation throughout with a range of public rooms and bedrooms which can be adapted to suit the individual purchaser's requirements. Features rustic beams, fire surrounds and doors with cast iron latches together modern features which blend sympathetically with the traditional character include bespoke fitted kitchen with integral appliances and range style cooker, separate utility room four piece bathroom and separate shower room There is LPG central heating, double glazing and wood and multi fuel stoves in the public rooms. There are numerous, interesting features throughout this individual and distinctive home of character.

The property is accessed by a driveway leading to a turning parking courtyard with ample space for a number of vehicles. The extensive garden grounds are sectioned with many interesting 'pockets' including vegetable garden, polytunnel, greenhouse naturalised area, pond, woodland walks and orchard. A stream runs (The Denton Burn) along the south boundary of the garden which bounds onto open farmland. The gardens are a regular haven for local wildlife including squirrels, deer and wild birds. The largest field is screened by mature trees and has a cabin with decking and power- ideal for summer entertainment and picnics.

This is a truly unique and individual home of immense character providing an idyllic lifestyle, enjoying a degree of seclusion and privacy whilst being only a short distance from all the services and amenities in nearby towns and City.

Directions: The property is located off the B9128 which connects Forfar and Arbroath. There is a small bridge at Dumbarrow. Turn into the lane at the bridge and Dumbarrow Mill Cottage is then the first property on the right.

Services: Mains Electricity. LPG Central Heating. Septic Tank

Entrance Hallway:	Wood and double glazed exterior door. Internal glazed door with three steps into lounge.
Lounge:	Approx. 6.95m x 4.65m. An excellent size public room with three oak beams. Feature fireplace with multi fuel burning stove. Slate hearth and oak mantle above. Split pane double glazed windows to both front and rear. Under stair recess. Staircase to upper floor accommodation.
Sun Lounge:	Approx. 4.57m x 3.27m. Another excellent size public room with corner aspect double glazed sash and case style windows looking to front.
Bedroom 3:	Approx. 4.38m x 4.6m. Accessed from Lounge via staircase and on upper floor. Spacious double bedroom with two double glazed Velux windows. Fitted wardrobe. Wooden steps to attic room.
Attic Room:	Approx. 4.88m x 3.16m. Coombed ceiling. Double glazed Velux window. Louvre door fitted wardrobes. An adaptable room. Ideal study, teenagers loft or playroom.
Kitchen:	Approx. 3.55m x 4.4m. Modern bespoke kitchen with a range of floor, wall and drawer units. Range style cooker. Double Belfast sink and mixer tap. Space for tumble dryer. Integral fridge, freezer and dishwasher. Double glazed sash and case style windows.
Bathroom:	Approx. 2.3m x 2.45m. Four piece white suite in a traditional style comprising WC, wash hand basin, bath and large shower enclosure. Low maintenance ceiling with downlighters. Opaque glazed window.
Utility Room:	Approx. 2.55m x 1.63m. Plumbing for washing machine. Exterior door. Wall mounted central heating boiler. Useful shelved storage cupboard.

Family/Dining Room:

Approx. 5m x 4.6m at widest. Another spacious public room with feature arched window and further sash and case style window to the front courtyard. Focal point is an attractive natural wood fire surround on slate hearth with recently installed multi fuel burning stove.

Bedroom 1:

Approx. 5m x 3.43m. An excellent size double bedroom with split pane double glazed French doors and two side panels enjoying outlook over the front courtyard. Three door fitted wardrobes.

Bedroom 2:

Approx. 4.97m x 3.12m. Another spacious double bedroom with feature arched double glazed window and further double glazed window to side.

Shower Room:

Approx. 1.9m x 1.6m. Modern three-piece white suite comprising WC, wash hand basin and shower cubicle. Modern contemporary style towel rail. Low maintenance ceiling. Double glazed window. Tiled floor.

Outside:

The property is accessed by a gravel chip driveway and turning area with gate access into the front courtyard, which is laid out in gravel chips, raised drystone borders and well stocked with a range of mature shrubs, specimen trees, herbaceous borders.

The garden grounds extend to approximately around 3.0 acres or thereby with many interesting, sectioned areas, charming walks, mature shrubs, trees, herbaceous borders and seating areas, all enjoying seclusion and privacy. There is a large vegetable plot, orchard with a range of mature fruit trees, range of timber outbuildings, further vegetable garden with shed, polytunnel and greenhouse. Gate access to a further orchard and field with specimen trees and mature pines. Summerhouse has power and decking and chemical toilet to rear. Pond. Second driveway shared with adjacent Dumbarrow Mill













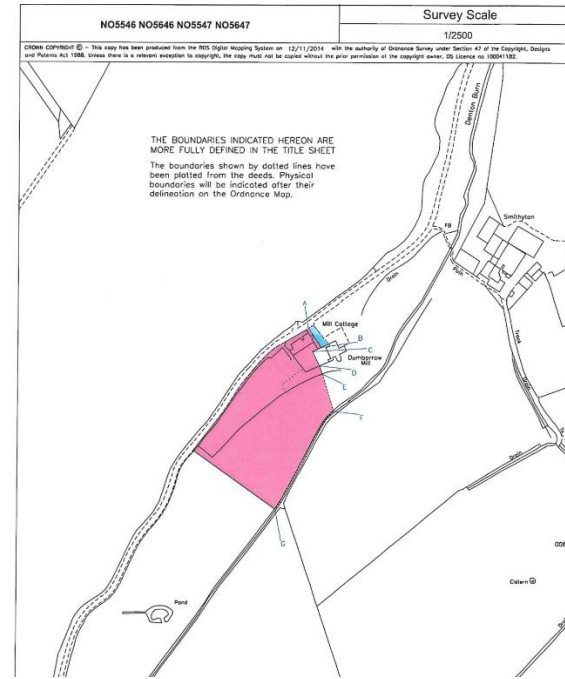
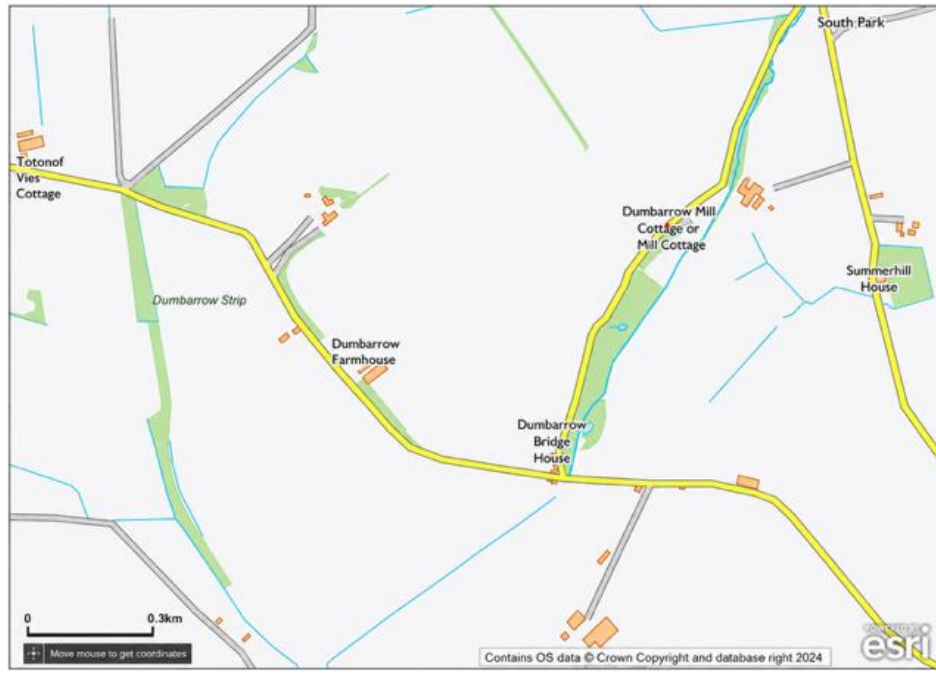
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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