Craigview House

Usan, Montrose, DD10 9SD

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Introduction

Craigview House is a most attractive B listed, late Georgian former manse, believed to date from the late 18th century and shown on a map from 1792. It is a lovely symmetrical, bow-fronted house overlooking its own enclosed gardens. A fine stone-built and harled house, a previous owner created a studio in the former dairy building, attached to the house by an arched entrance onto a courtyard. This studio was later extended in the 1980s to include an attached garage, and an indoor swimming pool was added.

Internally much of the original character and features of the house remain, with moulded cornicings, including in all the reception rooms and bedrooms, together with some panelled doors, window shutters and some decorative arched doorways. The house is of local historical interest as it belonged to the late James Morrison, a celebrated landscape painter.



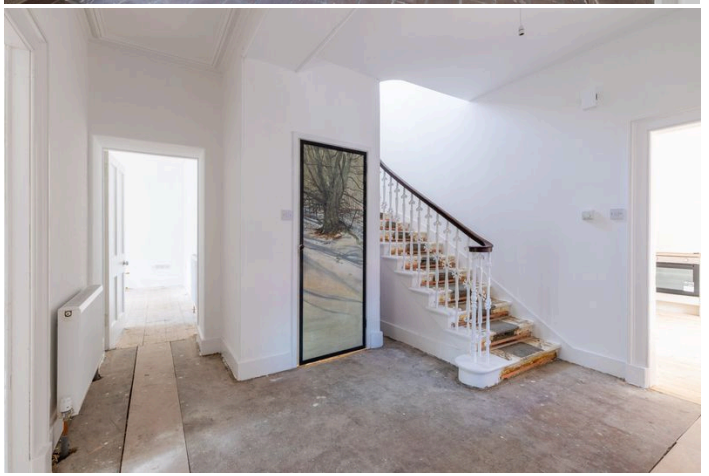
A partially glazed front door opens to an entrance vestibule with a tiled floor and inner stained glass door to the hallway, which features a period staircase, along with an original James Morrison painted door to an understair WC. The main reception rooms all overlook the garden. The living room has a marble fireplace; the dining room is bay fronted with glazed doors to the garden; and the sitting room includes a low marble fireplace, display cupboard and doors to the conservatory which has a mature vine and access to the garden.

From the reception hall to the right is the dining kitchen with base units, a stainless steel sink and an integrated oven and hob. To the left of the staircase is a WC with wash basin. A short internal corridor opens through to a large rear porch and the adjacent boiler room, which then gives access to the courtyard.

Upstairs, the staircase leads to a landing with storage cupboards and a shower room with large shower cubicle, WC and washbasin and a window overlooking the garden. Bedroom one has windows on two sides; bedroom two is bay fronted with shutters; bedroom three overlooks the rear garden; and two further bedrooms complete the accommodation.









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From the courtyard, access leads to the studio, which has a large garden-facing window, storage and steps to an attic room. A door connects to the pool room with a swimming pool and filtration system, together with a shower room and garden access. To the rear is a double garage with electric and roller doors, storage space and housing boilers, pool equipment and flooring to cover over the swimming pool if required.

The gardens are beautifully arranged into a series of distinct, sheltered areas. A south-facing wall shelters two greenhouses and a garden store, while the main garden features lawns, colourful borders, spring bulbs and fruit trees. Further areas include a tree-lined section with road access, a productive vegetable garden, and a paddock beyond, also with its own gated access.























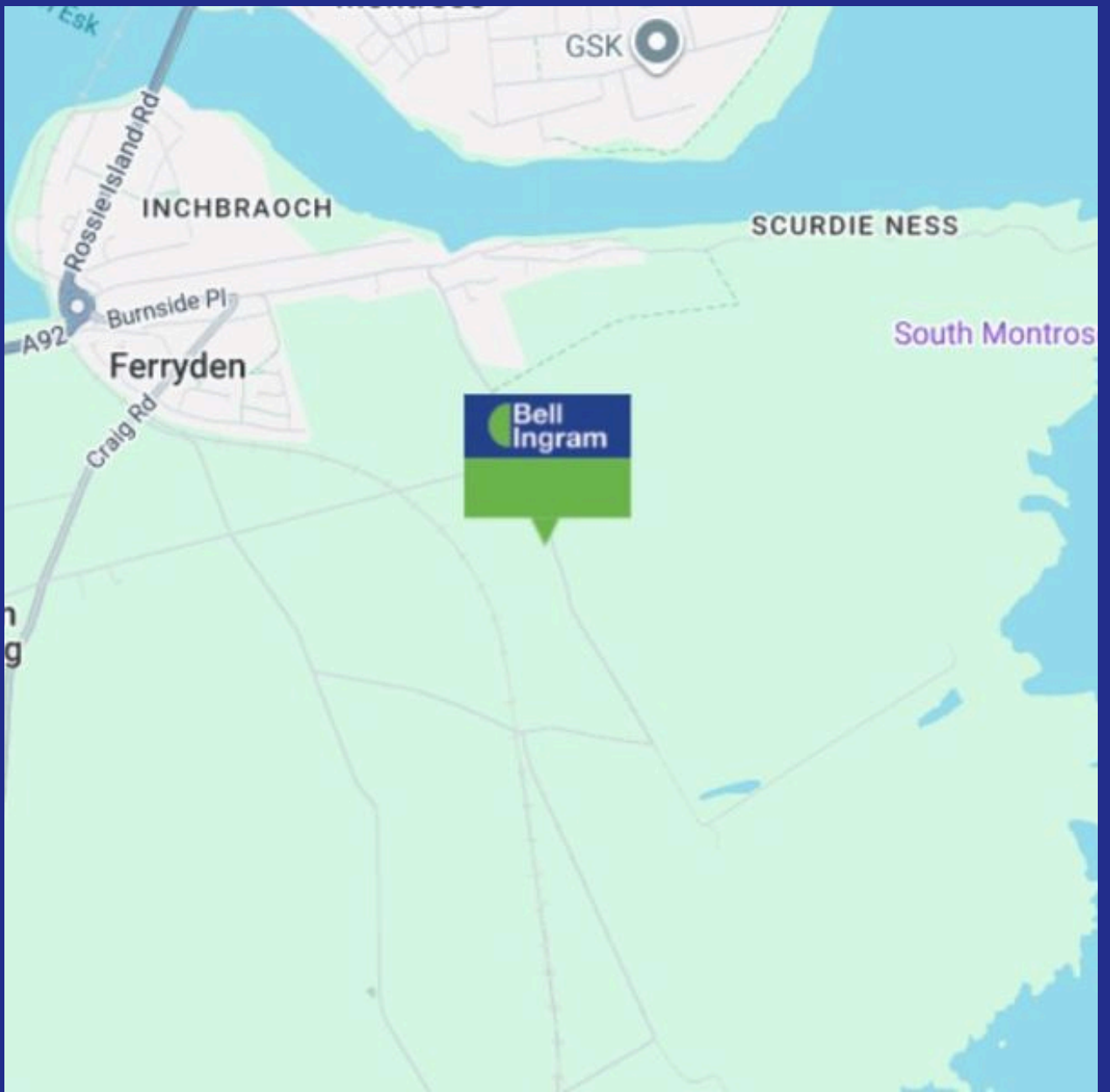


Location

Craigview House lies just south of Montrose and north of Lunan Bay in Angus, close to the coast. Montrose is an historic port, while Montrose Basin is a tidal basin and renowned wildlife reserve, home to a wide variety of migrating birds including ducks and geese. The River South Esk flows into the basin and out to the North Sea, and the basin is famed for its ever-changing tidal scenery and spectacular sunsets. This stretch of coast features red sandstone cliffs, rock formations and sandy bays. Lunan Bay itself is a well-known sandy beach extending for around 3 miles, with rolling fertile farmland inland.

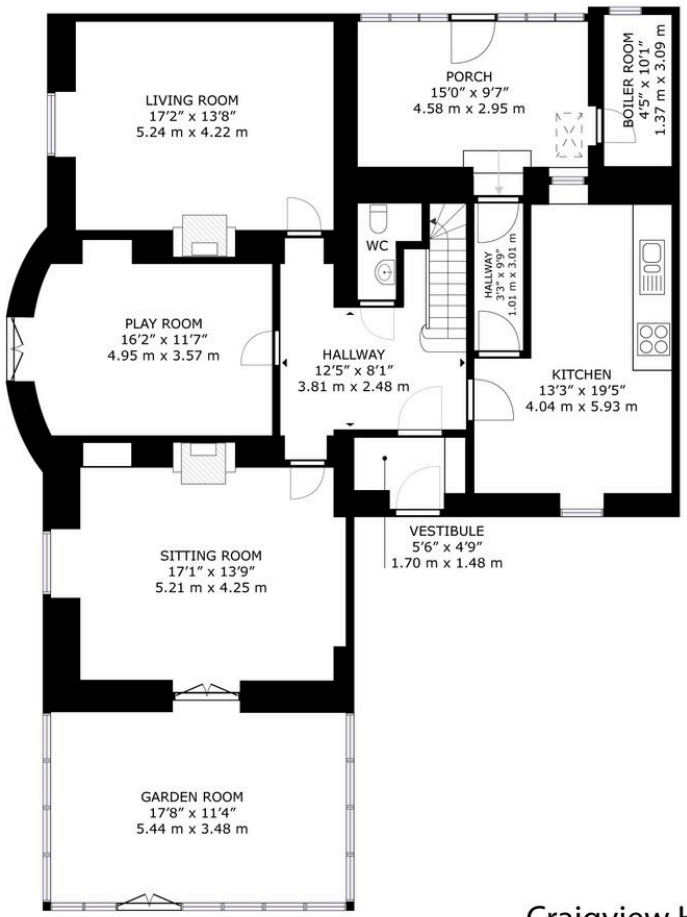
Ferryden offers a primary school, pub and local shop, while Montrose provides primary and secondary schooling, a wide range of shopping and leisure facilities including a modern sports centre and swimming pool. Independent schooling is available at Lathallan, the High School of Dundee and schools in Aberdeen, with rail links from Montrose supporting commuting pupils. Local golf courses include Montrose, Edzell and Carnoustie. Fishing is available on the nearby North and South Esk rivers as well as along the coast.

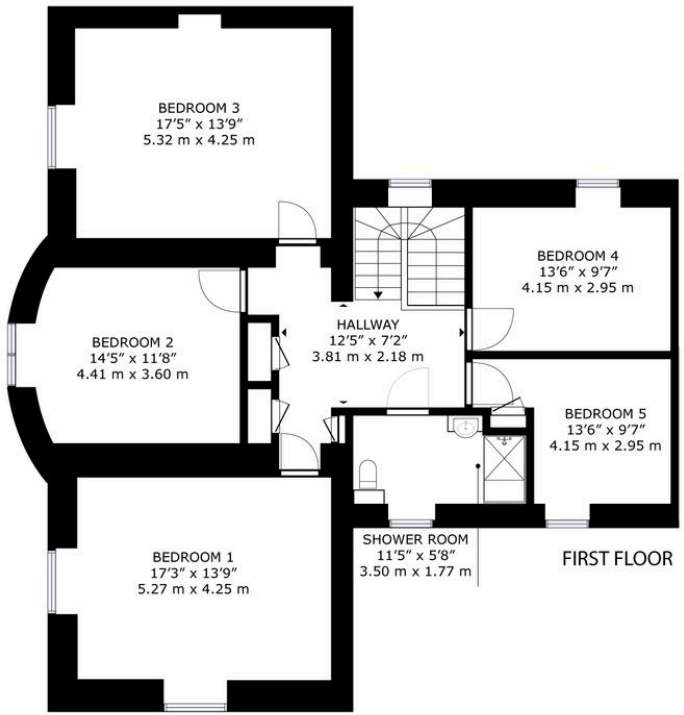
The A92 runs from Stonehaven to Dundee via Montrose and Arbroath, while the A90 provides a fast inland route between Dundee and Aberdeen. Journey times to Aberdeen and its airport have improved with the Western Peripheral Route. Both Aberdeen and Dundee offer extensive city amenities, with Dundee home to attractions such as the V&A museum. Montrose sits on the East Coast railway line, and Aberdeen Airport offers domestic and European flights, Dundee Airport connects to London City, and Edinburgh Airport is also accessible.



Plans

471 sqm (inc studio)





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GROSS INTERNAL AREA

GROUND FLOOR : 1760 sq. ft,163.5 m2, FIRST FLOOR : 1304 sq. ft,121.1 m2

TOTAL: 3064 sq. ft,284.6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

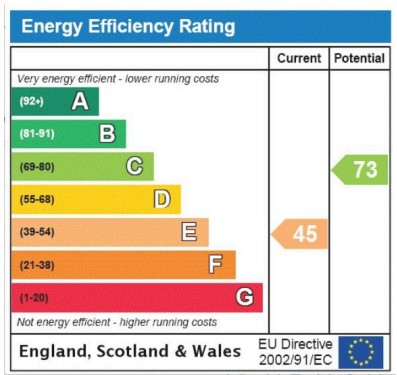
Local Authority
Angus Council

Council Tax
Band = G

Tenure
Freehold

EPC
EPC Rating = E

Craigview House



Services & Additional Information

DIRECTIONS:
From Arbroath on the A92, head north for approximately 8.5 miles. Turn right, signposted Craig (opposite the turning for Rossie). After 1 mile, continue straight over a crossroads, then straight over a second crossroads after 0.2 miles. After a further 0.5 miles, turn right at the T-junction. Craigview House is on the right after 0.1 miles.

From Montrose, take the A92 south. Just south of the town, turn left (opposite the A934 to Forfar), signposted Balgove. Continue uphill for 0.7 miles and turn left at the T-junction. Go straight over two crossroads, then turn right at the next T-junction. Continue as above to reach the property.
For viewers using the 'what3words' app, the location of Craigview House is ///puzzles.requests.niece

SERVICES: Mains water and electricity, private drainage to a septic tank and oil fired central heating. There is a separate boiler to service the swimming pool.

LISTING:
Designated by Historic Environment Scotland, Craigview House is a Category B listed building, recognising its architectural and historic significance. Please note that the hand-painted feature door to the ground floor WC may be replaced.

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