



Auld Game Keeper's Cottage | Chapleton | DD11 4RT

Offers Over £425,000







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Accessed via a long private driveway, this detached villa with a separate Bothy is nestled in the heart of the Angus countryside, set in approximately 1.3 acres of tranquil, wildlife-friendly gardens. Offering space, privacy, and a true connection to nature, the setting is a haven for red squirrels, woodpeckers, and other native wildlife – perfect for those seeking a peaceful, rural lifestyle.

The grounds feature a charming pond, thoughtfully secured by fencing to ensure safety while maintaining the natural beauty and wildlife appeal of the garden.

The main residence provides generous and flexible accommodation. It features three spacious double bedrooms, a bright family bathroom, and a separate cloakroom/WC. The formal lounge offers views over the garden ground, while the dining room flows into a cosy snug or office space, ideal for home working or quiet evenings. A well-appointed kitchen completes the layout, enjoying lovely outlooks across the surrounding countryside.

The property benefits from oil central heating and modern Kingspan insulation, ensuring comfort and energy efficiency. Positioned to the side of the main home, the Bothy is separate from the main house and offers fantastic potential as a granny flat, teenage retreat, guest accommodation, or even a holiday let (subject to relevant consents). Please note the Bothy requires some cosmetic enhancement, offering an exciting opportunity to personalise this versatile space.

Set within peaceful grounds and enjoying ample off-road parking, this unique property offers an enviable lifestyle surrounded by nature – all just a short drive from local amenities and road links.



Sun Porch: Exterior door. Enjoying outlook over the gardens.

Hallway: All ground floor accommodation leading off. Staircase to upper floor accommodation. Karndean

flooring.

Lounge: Spacious public room with UPVC double glazed window enjoying an open outlook over the

gardens. Original Feature Fireplace.

Dining Room

Snug/Office: Split level. Spacious dining room with double glazed window to front and ample space for a

large table and chairs. Snug/Office: Currently used as an additional sitting room with double

glazed window to front and original feature fireplace.

Kitchen/

Dining: Spacious kitchen/dining fitted with recycled solid wood units with co-ordinating worktop. Space

for Range cooker. Ceramic sink and drainer. Double glazed window looking to rear. French

doors leading to side garden.

Utility Store: Plumbing for automatic washing machine. Gun cabinet.

Cloaks/WC: Modern two piece suite comprising WC and wash hand basin. Heated towel rail. Extractor fan.

Hallway: Fitted storage units with sliding doors. Access to upper floor accommodation.

Bedroom 1: Double glazed window. Double fitted wardrobe.

Bedroom 2: Spacious double bedroom with double glazed window.

Bedroom 3: Another good sized double bedroom with double glazed window.

Bathroom: Fitted with four piece white suite comprising WC, wash hand basin, bath and large shower cubicle.

Bothy: The bothy comprising of Lounge with staircase leading to attic room, Kitchen and double Bedroom

with WC.







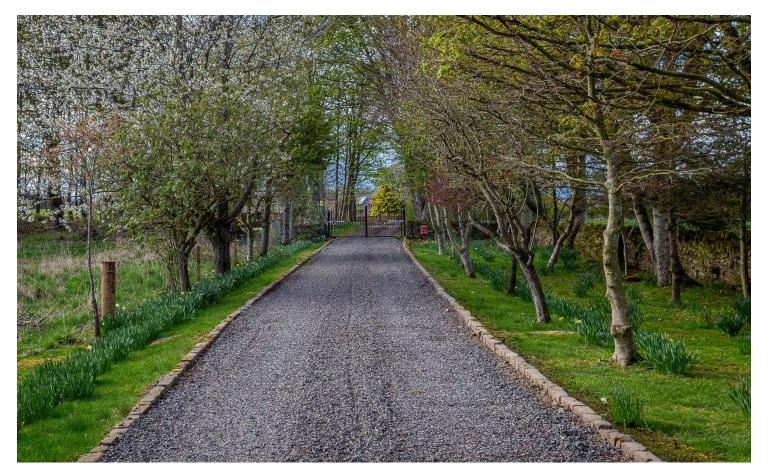
















Outside:

There are generous grounds to front side and rear extending to approx.. 1.3 acres and laid out with large enclosed lawn area leading to cabin, currently used as a kennel capable of housing several dogs. Patio Area. Large outbuilding in need of upgrading. Further area of ground with pond which is securely fenced off. The current owner rent an adjoining paddock, which may be available to any purchaser.

Note:

The property together with the Bothy is currently served by Starlink Internet Satellite. If the purchaser chooses to use this service, equipment available by separate negotiation.





LIVING ROOM 4.13m x 2.92m

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DINING ROCM 5.46m x 3.92m

DINING KITCHEN 5.56m x 3.57m

GROUND FLOOR 105.0 sq.m. approx.



Whilst every attempt has been made to ensure the occurry of the floright contained here, measurements of doors, windows, noons and any other literals are approximate and no responsibility is taken for any error, omession or mis-solarenter. This pair is not influented purpose only and should be used as such a large propagation of the p

Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Angus Council

EPC: Band E

Council Tax Band: E

Post Code: DD11

Home Report: Contact our Property Department if you wish us to e-mail a copy of the Report free of charge

or to send the URL for you to download

Viewing: By arrangement through agent

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