



Idvies House, Letham  
Offers in the region of £635,000

 REID  
ESTATES



## Home Report value £640,000

Iadvies House is a beautiful Georgian mansion which dates from 1804. The house retains many period features including different decorative cornices, many beautiful fireplaces and panelling. The property has been re-wired re-roofed and re-plumbed, including a new central heating boiler. Also, a very impressive Brookmans kitchen has been installed all by the current owners. The house is built of stone with a slate roof and the south facing elevation has been harled. There are lovely views west to the Dunnichen Hill. To the south the house looks out to its own private woodland. To the east is a spacious gravelled parking and turning area. (A planning application for a four car garage has been made)

The original house was built by John Baxter and his son Hendry. The Baxters ran the international textile company, based in Dundee, and also co-founded the Dundee Commercial Banking company. In 1865 Henry Baxters daughters sold the house and estate to John Clerk Brodie WS., a descendant of the Brodies of Brodie. He was a JP, Deputy Lieutenant of Forfarshire, Keeper of the General Register of Sasines, and for a time Crown Agent for Scotland. The stained glass window on the landing displays the crest of both himself and his wife. Iadvies remained in the possession of John Brodies descendants until 1983 when the house and grounds were converted into and ran as a hotel for approximately 20 years. In 2003 the house was divided and the larger portion of the property and grounds was sold to the current owners who have returned the house to use as a family home.

This house would make an excellent upmarket guest house for golfing, fishing and shooting groups or just for families holidaying, or retained as a substantial Georgian home. Iadvies House is situated 1 ½ miles from the thriving village of Letham which has many facilities such as hotel, pubs, tearooms, small supermarkets, post office, bakery, hairdresser, beauty salon, ladies fashion shop, pharmacy, book shop, craft shop, DIY store, takeaway, garage for service and repair of vehicles and dentist.

There is a well-used village hall and youth club (The Basement) as well as bowling, gardening clubs, scouts etc.

There is a primary school in Letham and a secondary school in Forfar. Private schooling is available at the renowned High School in Dundee.

Forfar, Kirriemuir, Arbroath, Montrose, Brechin and Carnoustie are all a short drive away.

Iadvies house is conveniently placed for the A90 dual carriageway and the principal Angus towns. Dundee with all the attractions of a city. The current regeneration programme of the waterfront will boast a Victoria & Albert museum and many new attractions once it is completed. The A90 also provides a fast route to Aberdeen and the south towards Edinburgh.

For the golf enthusiasts there are golf courses in Forfar, Dundee, Monifieth and Carnoustie which has a championship course.

Fishing can be taken on the North and South Esk rivers. The glens of Angus provide some of the best hill walking in eastern Scotland. In winter months there is skiing at Glenshee. There is a pleasant sandy beach at Lunan Bay situated between Arbroath and Montrose. The traditional Arbroath smokie originated from a small fishing village called Auchmithie, three miles north east of Arbroath. There are also many country parks for picnics etc.

Airports are at Aberdeen and Edinburgh providing a range of domestic and European flights and there are services from Dundee airport to London Stansted and Jersey.

Railway stations are Arbroath and Dundee with mainline services to Aberdeen and to the south.



### **Entrance Hall 4.16 x 3.26 (13'8" x 10'8")**

Entered by a large double panelled door with glazed side panels, with over lights. Beautiful ornate cornice, panelling to dado height and an alcove housing a wonderful pot-bellied solid fuel stove. A lovely original tiled floor makes this a very welcoming entrance hall. The room has a radiator and central ceiling light.

Two amazing plaster wall arts of cannon guns, cannon balls, trumpet, drums, mortar, swords, handgun and flags above the glazed inner door entering into the reception hall.

### **Reception Hall 11.37 x 3.26 (37'4" x 10'8")**

Spacious and bright reception hall with beautiful ornate cornice. Cupola, and wood panelling to dado height. Archway leads to inner hall, with doors leading off to Dining Room, Billiard Room, Lobby with doors to Cloakroom, Wine Store and Boot room. Further doors from the reception hall lead to the Drawing Room, Study, Kitchen/Family Room, Sitting Room, Store, Utility Room and Workshop. Three radiators. Two ceiling lights. The floor is carpeted.

### **Dining Room 6.92 x 5.06 (22'8" x 16'7")**

A grand inviting dining room with dual aspect windows with window shutters. Ornate cornice. Marble mantelpiece and surround with tiled hearth and open fire. Four wall lights. The floor is carpeted. Door to study.

### **Billiard Room 7.4 x 5.04 (24'3" x 16'6")**

Another impressive room, with billiard table which is for sale by separate negotiation. Three large windows, with window shutters. Picture rail. Marble fireplace with slate hearth and open fire. Six ceiling lights over the billiard table and four wall lights. Original wood floor with centralised fitted carpet. Three ornate ceiling roses and beautiful ornate cornice. Two radiators.

### **Cloakroom 3.08 x 3.07 (10'1" x 10'1")**

Spacious cloakroom with cupola. Two piece suite consisting of close coupled WC and pedestal wash hand basin. Two wall lights. One radiator. The floor is carpeted. Ample room for free standing furniture.









**Wine Store 1.5 x 1.5 (4'11" x 4'11")**

A room for storing wine etc.

**Boot Room 9.2 x 1.6 (30'2" x 5'3")**

External double glazed entrance door with outside ramp. Cupola. Coat rack. Double glazed window. Two ceiling lights. Wood floor at door entrance then carpeted.

**Strong Room 4.0 x 3.5 (13'1" x 11'6")**

A metal room with impressive locking system, could be used as a safe or gun store.

**Office 5.0 x 4.5 (16'5" x 14'9")**

A south facing room with large sash window and shuttering . Large marble fireplace. Original wood flooring. Two radiators. Door to Drawing room and dining room. Ornate cornice. Central ceiling light. Previously used as a downstairs bedroom.

**Drawing Room 11.5 x 6.29 (37'9" x 20'8")**

Stunning room, with regal gold and white ornate cornice, two bay windows and a large window overlooking the garden. A French door, with over lights. Two marble fireplaces with open fires. Original wood flooring. Four radiators. Five wall lights. Door to office. An impressive room for entertaining friends and family.

**Sitting Room 5.51 x 4.80 (18'1" x 15'9")**

West facing sitting room with large windows with window shutters. Decorative cornice. Picture rail. Marble fireplace with tiled inserts and tiled hearth with open fire. One radiator. The floor is carpeted.

**Store 2.18 x 2.10 (7'2" x 6'11")**

Walk in store with door to workshop.

**Kitchen/Family Room 10.48 x 5.73 (34'5" x 18'10")**

A wonderful Brookman kitchen, with ample wall and base units and drawers. Tumbled marble tiling splash-backs and wood work tops. Integrated fridge/freezer, AGA with four ovens, Central Island with inset Belfast sink and stainless steel sink with mixer taps. Integrated sharp



microwave oven, integrated whirlpool dishwasher. Incorporated in the central island there are cupboards and drawers and vegetable boxes. On the worktop there is an opening with a lid for access to the waste bin.

Two large windows and a French door are all double glazed, and look over the garden. Ample room for dining room and family room furniture. In the family room end there is a sideboard to match the kitchen. Original wood flooring. Beautiful ornate cornice. Central ceiling light. Four wall lights and a picture light. Three radiators. A great socialising area!

### **Utility Room 5.52 x 2.21 (18'1" x 7'3")**

A very useful room with two deep stainless steel sinks with drainers and shelf below. Two under counter cupboards with laminate worktop. Cupola. Plumbed for washing machines and tumble dryer etc. With ample space left for free standing fridges and freezers. Two strip lights. Wet room style flooring. Door to workshop.

### **Workshop 5.40 x 4.73 (17'9" x 15'6")**

A really good size room, with work units and storage. This room houses the Trianco Eurostar oil fired boiler.

External timber and glazed door leads out to the ramp. Tiled floor. Two double strip lights. Door to store.

### **Staircase**

A sweeping staircase, with cast iron balustrade, and wooden hand rail and wood panelling to dado height. There is a magnificent stained and leaded glass window incorporating the Brodie crests. The stair is carpeted and has brass stair rods and leads to the upper floor. Under stair storage cupboard measuring 1.0 x 2.0

### **Upper Landing 13.5 x 1.3 (44'3" x 4'3")**

This landing has panelling to dado height, ornate cornice, two glass fronted display alcoves, door to walk in storage cupboard. Further doors lead to the bedrooms and en suites. Three ceiling lights and four radiators. Door to fire escape.

### **Master Bedroom 6.92 x 4.99 (22'8" x 16'4")**

Double aspect room with window shutters, ornate cornice. Marble





fireplace with slate hearth and open fire. Centre ceiling light and two radiators. The floor is carpeted. Ample room for free standing furniture. Door to en-suite.

#### **En-Suite 4.4 x 3.5 (14'5" x 11'6")**

Five piece suite consisting of free standing double ended bath with claw feet, close coupled WC, Bidet, large walk in shower with mains shower within, twin circular wash bowls. Cast iron fireplace with marble mantelpiece, surround and hearth. Fully tiled walls to  $\frac{3}{4}$  height and tiled floor. Further door to landing. Radiator with heated towel rail. Under floor heating.

#### **Bedroom 2 4.62 x 4.18 (15'2" x 13'9")**

A good size bedroom, with ample room for free standing furniture. Ornate cornice. Double glazed window with window shutter. Cast iron fireplace, with marble mantelpiece and open fire. Ceiling light. Picture light. Radiator. The floor is carpeted.

#### **En-Suite 2.6 x 1.7 (8'6" x 5'7")**

Four piece suite consisting of bath with mixer tap and shower, pedestal wash hand basin with light and shaver socket above. Close coupled WC and Bidet. Beautiful ornate cornice. Vectaire extractor fan. Ceiling light. Tiled walls to dado height. Tiled flooring.

#### **Bedroom 3 5.02 x 4.37 (16'6" x 14'4")**

Another double size room with two double glazed windows with shutters. Ornate cornice. Two radiators and one heated towel rail. Cast iron fireplace with marble mantelpiece and open fire. Central ceiling light. Door to en-suite. The floor is carpeted.

#### **En-Suite 2.6 x 1.7 (8'6" x 5'7")**

Four piece suite consisting of bath with mixer tap and shower spray with glazed door. Bidet. Close coupled WC and pedestal wash hand basin with light above and shaver socket. Window with window shutters. Tiled walls to dado height. Electric wall heater. Central flush ceiling light. The floor is carpeted.



**Bedroom 4 4.86 x 3.32 (15'11" x 10'11")**

Double bedroom with double glazed window with window shutters. Cast iron fireplace with open fire and wood mantelpiece. Ornate cornice. Central ceiling light. One radiator. The floor is carpeted. Door to Jack and Jill en-suite.

**Jack & Jill En-Suite 3.5 x 5.0 (11'6" x 16'5")**

Four piece suite consisting of a slipper bath with claw feet and mixer tap. Corner shower with Mira shower within. Pedestal wash hand basin. Close coupled WC. Tiled walls and original wood flooring. Electric panel wall heater. West facing window with window shutters.

**Linen Cupboard 2.5 x 1.2 (8'2" x 3'11")**

Walk in cupboard with slatted shelves for linen, towels etc. There is a ceiling light and the floor is carpeted.

**Bedroom 5 4.86 x 4.27 (15'11" x 14'0")**

Another good size room with west facing double glazed window, with window shutters and fitted window seat with shelves below. Cast iron fireplace with open fire and marble mantelpiece. Central ceiling light. Ornate cornice. The floor is carpeted. This room shares the Jack & Jill en-suite.

**Bedroom 6 5.57 x 4.83 (18'3" x 15'10")**

Large bed room, with west facing window, with window shutters, overlooking the garden. Marble fireplace with tiled inserts and tiled hearth with open fire. Ornate cornice. One radiator. Ceiling light. The floor is carpeted.

**En-Suite 2.8 x 1.7 (9'2" x 5'7")**

Bath with aqua shower above and glazed screen. Pedestal wash hand basin with spot light above. Tiled to dado height and vinyl flooring. Ornate cornice. Flush ceiling light. Marley extractor fan. One radiator and one heated towel rail.

**Storage Cupboard 3.37 x 2.03 (11'1" x 6'8")**

Walk in storage cupboard housing the hot water tank.

**Bedroom 7 4.77 x 3.30 (15'8" x 10'10")**

Another good size room with double glazed window with window shutters facing eastwards. Ornate cornice. Cast iron fireplace with open fire, and wood mantelpiece. Fitted wardrobe, with hanging rail and shelf. One radiator and one electric panel heater. The floor is carpeted.

**En-Suite 2.53 x 1.90 (8'4" x 6'3")**

Four piece suite consisting of bath with Mira shower over and glazed screen. Close coupled WC. Bidet. Pedestal wash hand basin. One wall light and one ceiling light. Tiled walls to dado height with vinyl tile effect flooring. Heated towel rail.

**Exterior**

The house sits in 4.5 acres of grounds. Lying to the west side of the house is mainly laid to lawn with some beautiful mature trees and fruit trees such as plum, cooking apple and eating apple. To the south is a smaller enclosed area of lawn with rhododendrons and shrubs. A boules piste area and a private woodland area with walks and massed with spring flowering bulbs. The front of the house is gravelled with parking for several cars. There is a fire escape attached to the eastern elevation of the property. A beautiful mature garden, which is easily maintained. A yew hedge separates the garden.

**Fixtures & Fittings**

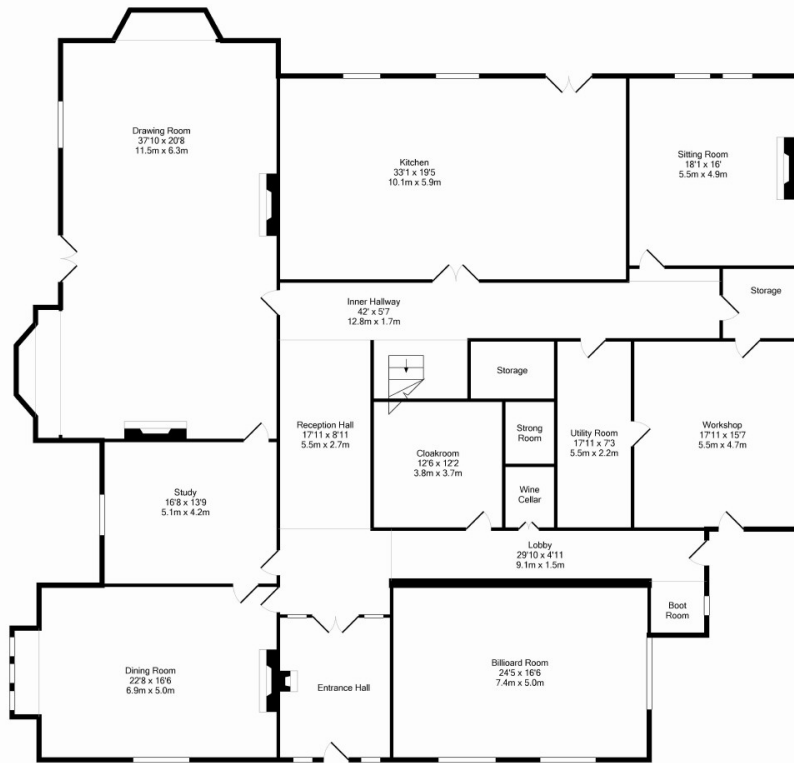
Fitted carpets, curtains and blinds and light fittings included with the exception of the drawing room and sitting room curtains which are excluded. The billiard table may be available as may some of the bedroom furniture by separate negotiation.

**Access**

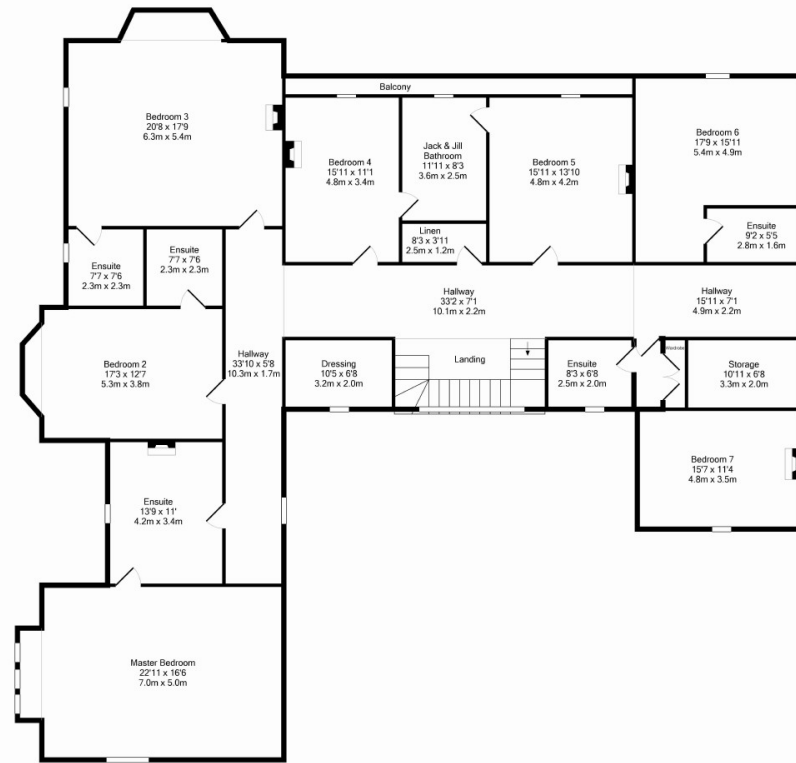
There are three drives serving Idvies House. The south drive is owned by Idvies House. There are reciprocal rights of access over the drives in favour of the three properties at Idvies and the neighbouring farmer.





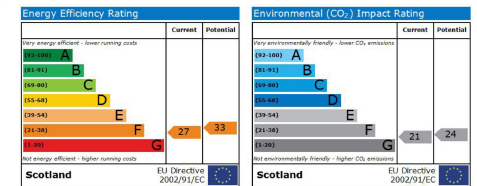


Ground Floor



1st Floor

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