CANTSMILL

By Kirriemuir, Kirriemuir, DD8 5NE



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CANTSMILL COTTAGE



PROPERTY NAME Cantsmill Cottage LOCATION Kirriemuir, DD8 5NE

389.6 sq. metres (4193.7 sq. feet)

Lower Ground Floor -Ground Floor -First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.



A STUNNING DETACHED COUNTRY VILLA



NEWLY BUILT IN 2019 BY A MASTER TIMBER FRAMER

GENERAL FEATURES

- A truly unique and exclusive detached country villa
- Newly built in 2019 by a master timber framer
- Covering over 4193 square feet across three floors
- · Offers a breath-taking rural location by Kirriemuir
- Enjoys spectacular countryside views at every turn
- EPC Rating C | HR Value £425,000

ACCOMMODATION FEATURES

- · Welcoming entrance vestibule and hall with storage
- Substantial open-plan kitchen/living/dining room with:

Majestic double-height apex ceiling
Multi-aspect feature windows with leafy views
An open fireplace for cosy evenings in
French doors extending to outside
Shaker-inspired kitchen with a central island

- · Mezzanine-style sitting room overlooking the living area
- · Annexe suite with creative potential
- · Discreet utility room with an adjacent store room
- Principal bedroom plumbed for an en-suite bathroom
- Three additional spacious and airy double bedrooms
- Two shower rooms fitted with three-piece suites
- · A four-piece family bathroom with a shower cubicle
- · Oil-fired underfloor heating and double-glazed windows
- Brand-new septic tank installed in 2025

EXTERNAL FEATURES

- Mature, wraparound gardens laid to lawn
- Private driveway and huge professional workshop/integral garage





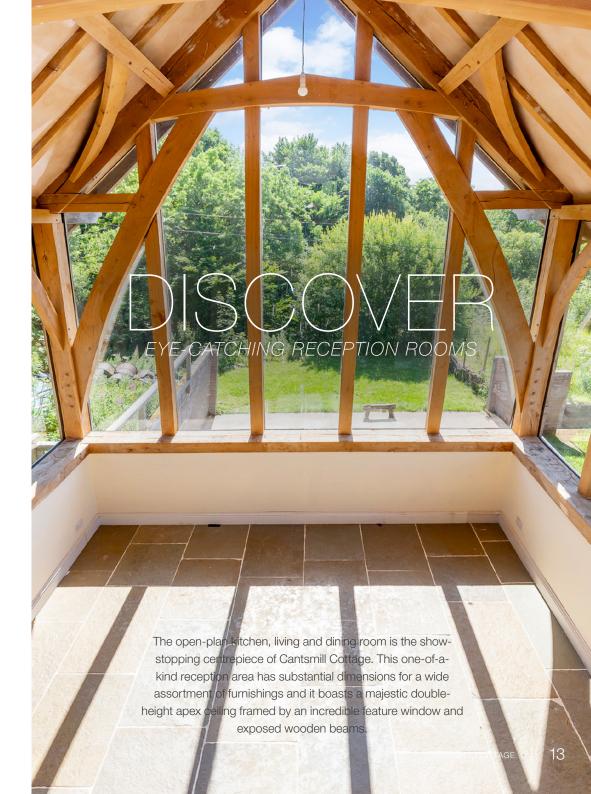
A WELCOMING ENTRANCE VESTIBULE AND HALL WITH STORAGE

STEP INSIDE ATRUE RURAL IDYLL

With its stone and timber façade and imposing stature, Cantsmill Cottage instantly conjures the image of a rural idyll. Inside, the interiors reinforce the promise, starting with a welcoming vestibule that flows into a hall with storage.







With further multi-aspect glazing, it captures the magic of the surrounding scenery, ensuring an unparalleled bright and airy atmosphere. It is truly stunning in every sense of the word.











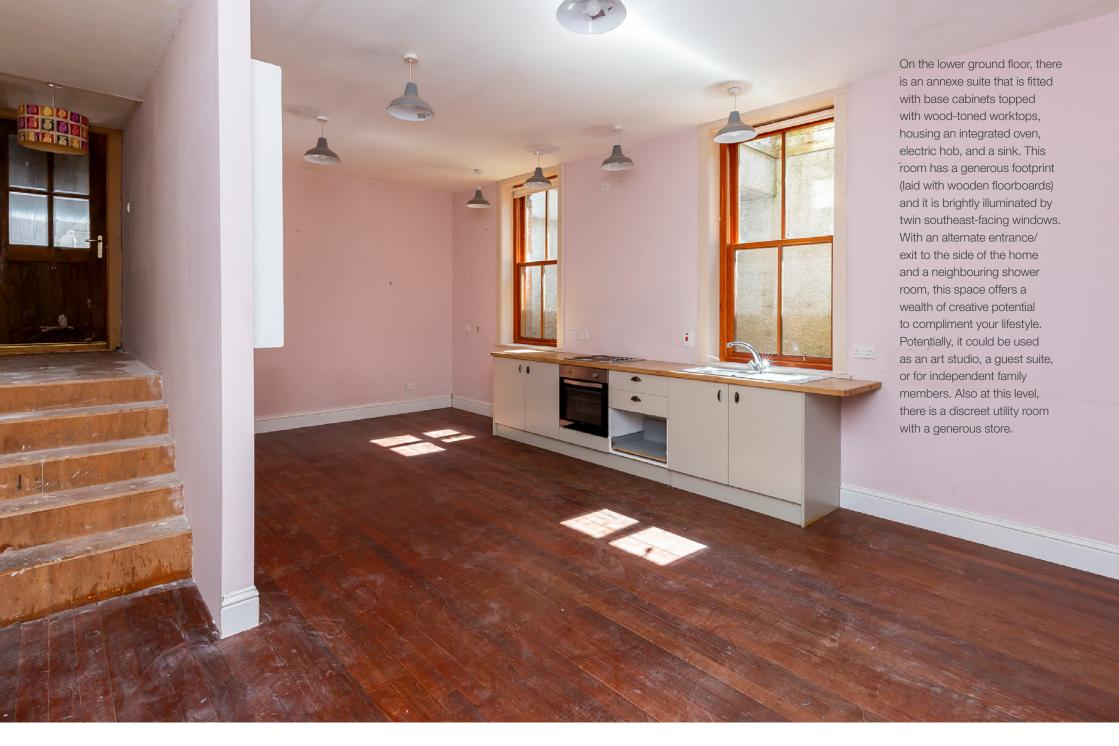






Nestled to the front of the
Nestled to the front of the openplan reception room, the main
kitchen is neatly zoned behind a
central island with a breakfast bar.
It has a Shaker-inspired design that
is attractive to the eye and practical,
featuring white cabinets and luxury
worktops. It houses a gas range
cooker and an Esse Ironheart
solid fuel cooker, and comes with
deep dual sinks and an integrated
dishwasher. The countryside
backdrop brings an additional
touch of inspiration whilst cooking.





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SPACIOUS DOUBLE BEDROOMS WITH

INSPIRING VIEWS













A BATHROOM

ON EVERY FLOOR





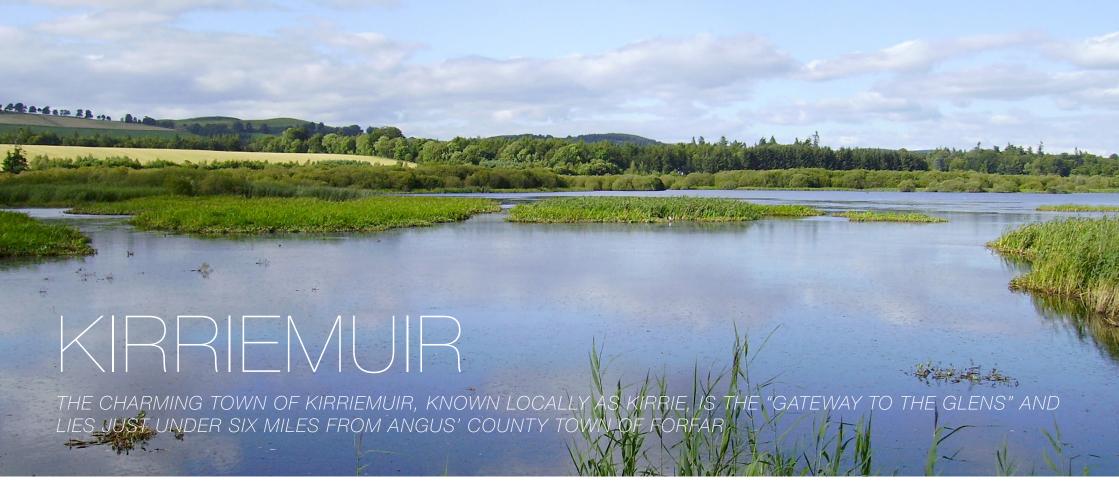
For maximum convenience, Cantsmill Cottage has a bathroom on every floor. At the lower ground level, there is a three-piece shower room, with tongue-and-groove panelling and a double stepin shower cubicle. A modern three-piece shower room serves the ground floor, providing a double walk-in shower enclosure. On the first floor, there is a spacious bathroom, with characterful timber ceiling beams and a four-piece suite, comprised of a toilet, a storage-set washbasin, a bath, and a separate shower cubicle.

For maximum comfort, the property has double glazing and oil-fired underfloor heating throughout the entire cottage. A brand-new septic tank was also installed in 2025.











Kirriemuir is perhaps best known as the birthplace of Sir JM Barrie, creator of Peter Pan, whose childhood home in the town is now a museum. There is a statue of Peter Pan in the middle of the town, and Barrie gifted a camera obscura to the people of the town, along with the cricket pavilion in which it is housed, which is a popular tourist attraction, from which panoramic views of the surrounding countryside can be enjoyed. The town is home to excellent amenities, including a supermarket, a minimarket, a number of independent retailers, a bakery, a butcher's shop, a Post Office, cafés, coffee shops, bars, a restaurant, and takeaways, as well as hairdressers, a barber, and beauty salons. More extensive shopping facilities, including high street stores and ASDA and

Tesco Superstores, can be found in nearby Forfar. Kirriemuir hosts an annual traditional music festival and the town hall offers events throughout the year such as plays and concerts, whilst the town also enjoys a number of community and sports groups, and a sports centre with a swimming pool and gym. For those who prefer spending time outdoors, Kirriemuir has a number of parks and its own golf course, with no shortage of walking, cycling and running routes in the surrounding countryside. Schooling is well catered for in the town, with two primary schools (Northmuir and Southmuir) and a secondary school, Webster's High School. Kirriemuir is well connected to the rest of the county and further afield, owing to excellent bus and road links.





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