

SOUTHSPOONS

Carmyllie, Arbroath, DD11 2RH

A PICTURESQUE COUNTRY AND
COASTAL LIFESTYLE

Thorntons 
The right way to move

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WELCOME TO SOUTHSPoons

Welcome to Southspoons: a stunning detached country house that offers luxury living in a scenic rural locale of natural beauty. Boasting four reception rooms, two kitchens, four bedrooms, and three bathrooms, this home provides its inhabitants with the very best.

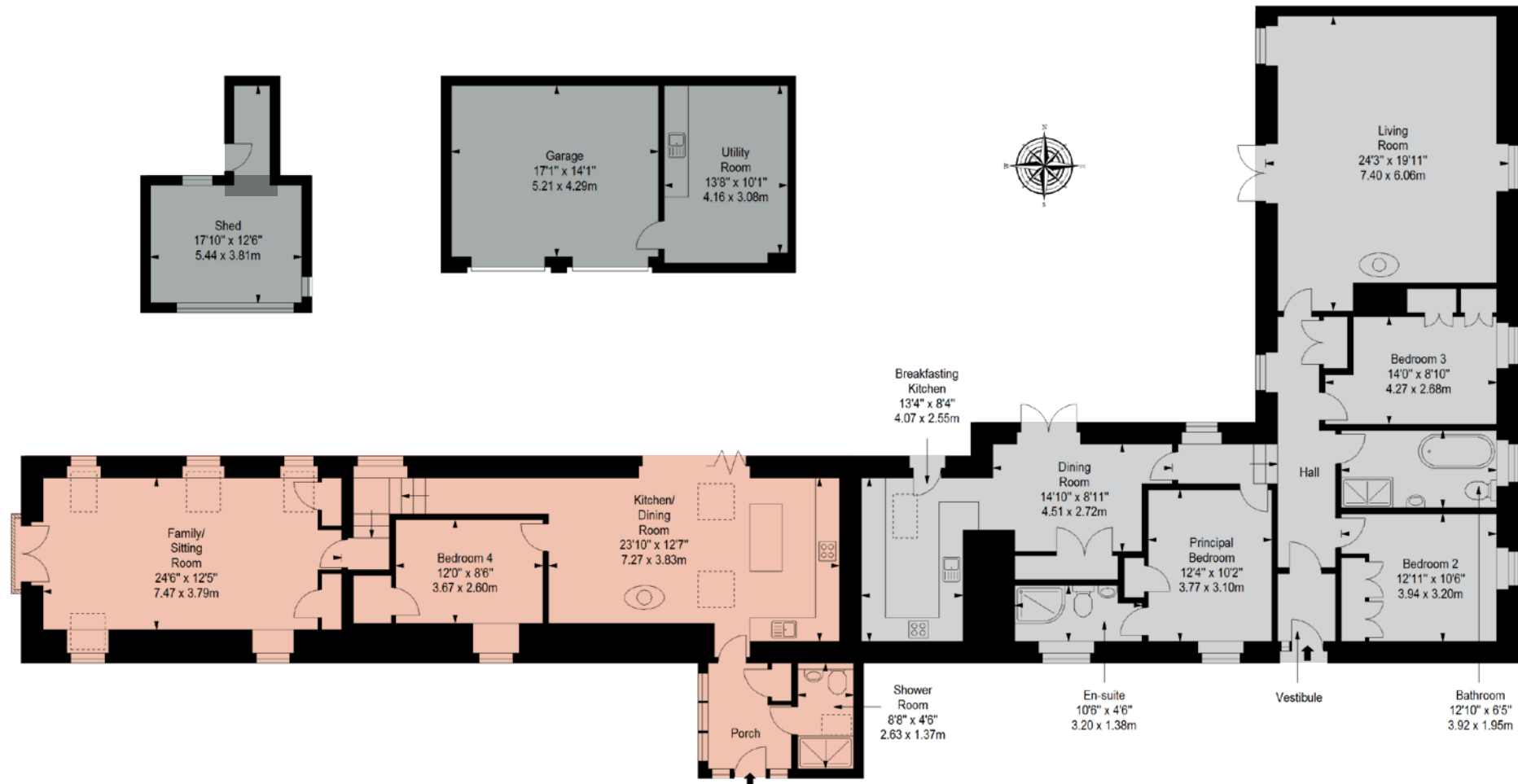
PROPERTY NAME
Southspoons

LOCATION
Carmyllie, Arbroath, DD11 2RH

APPROXIMATE TOTAL AREA:
297.2 sq. metres (3199.1 sq. feet)

The East Wing - The West Wing - Externals -

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



A BREATH-TAKING

DETACHED COUNTRY HOUSE WITH FOUR BEDROOMS



GENERAL FEATURES

- A breath-taking detached country house in Carmyllie
- Comprised of two (expansive) self-contained wings
- Offers a picturesque country and coastal lifestyle
- Stylish interiors finished to exceptional standards
- Oil central heating, double glazing, solar-panelled roof
- EPC Rating - D

THE EAST WING

- Welcoming vestibule and hall with storage
- Substantial living room with:
 - A multi-fuel stove
 - Dual-aspect windows
 - French doors to a garden deck
- Charming dining room with French doors
- High-specification breakfasting kitchen
- Three double bedrooms with built-in storage
- Contemporary three-piece en-suite shower room
- Opulent family bathroom with a four-piece suite

THE WEST WING

- Dual-aspect entrance porch with built-in storage
- Triple-aspect family/sitting room with Juliet balcony
- Ultra-modern kitchen/dining room with:
 - A multi-fuel stove
 - Bi-folding doors to the garden
- Elegant double bedroom with built-in storage
- Modern shower room with a three-piece suite

EXTERIOR FEATURES

- Massive garden with vast lawns, decking, and a pond
- Substantial driveway and double garage with utility room



THE EAST WING



THE ENTRANCE

Southspoons is a breath-taking four-bedroom detached country house that offers an unparalleled living experience, providing luxurious accommodation, with a substantial amount of interior and exterior space. The unique residence is arranged in an L-shape comprised of two self-contained wings, which is ideal for independent family members, guests, and holiday rental ventures. The home is designed to the highest standard, coming complete with sumptuous modern styling and a host of luxury features. Outstanding storage, extensive private parking, and abundant garden space further elevate its already exceptional appeal. In addition, the property offers a true rural idyll, surrounded by beautiful open countryside in the parish of Carmyllie. The towns of Arbroath and Carnoustie are a convenient short drive away along with spectacular beaches and the city of Dundee, ensuring residents enjoy a picturesque and peaceful lifestyle that remains well connected.

The main section of the home, the east wing begins with a vestibule and naturally-lit hall that hint at the home's impeccable quality. Complete with built-in storage, engineered oak flooring, and a striking stone feature wall, it offers a practical and unforgettable welcome.

SPACE & STYLE

At the end of the hall is a substantial living room, which features a multi-fuel stove and dual-aspect glazing, with French doors also flowing out to a garden deck. Bathed in natural light, this exquisite reception area (laid with a solid oak floor) balances space and style, making it ideal for relaxing and entertaining. Additionally, there is a dining room with built-in storage and garden access via French doors. It enjoys a sociable ambience too, accentuated by an open connection to the adjacent breakfasting kitchen, which ensures convenience and a smooth flow for lively dinner parties.



HIGH-SPECIFICATION

BREAKFASTING KITCHEN

Finished to a high specification, the breakfasting kitchen is adorned with Shaker-inspired cabinetry and on-trend Marmo laminate worktops, incorporating a return that doubles as a breakfast bar. It is a practical and elegant design, further enhanced by a rooflight and premium integrated appliances for a sleek finish (induction hob, statement extractor, oven, and dishwasher).



THE BEDROOMS

DESIGNED FOR PEACE AND DEEP SLEEP



This section of Southspoons has three beautifully decorated double bedrooms, each equipped with built-in wardrobes/storage. Whilst two bedrooms have soft carpets, the principal bedroom has engineered oak flooring, and for a touch of indulgence, it boasts a contemporary en-suite shower room that includes a WC suite, a towel radiator, an illuminated mirror, and a rainfall quadrant shower.



THE PRINCIPAL BEDROOM



*ADDS A TOUCH
OF INDULGENCE
TOO, BOASTING A
CONTEMPORARY
EN-SUITE SHOWER ROOM*





A SPA-LIKE RETREAT

Complementing the en-suite is an opulent four-piece family bathroom, offering a storage-set washbasin, a hidden-cistern toilet, a towel radiator, an illuminated mirror, a shower cubicle, and a deep freestanding bath for a spa-like retreat within the home.



THE WEST WING

Accessible via a light-filled porch with dual-aspect windows and storage, this independent wing maintains Southspoons' exceptional invitation, continuing to delight in equal measures.



AN IMMACULATE SPACE FOR
RELAXATION

At the far end of this wing, the family/sitting room provides a spacious setting for relaxation, defined by neutral décor and engineered oak flooring. It is awash in natural light from triple-aspect glazing, with French doors letting the outside in via a Juliet balcony. Built-in storage completes this immaculate reception space.



ULTRA-MODERN KITCHEN AND DINING ROOM



The open-plan kitchen/dining room is the heart of Southspoons' west wing, providing a multi-purpose space with expansive dimensions. It has an ultra-modern design with stylish handle-less cabinets and Marmo laminate worktops, all flooded in warm sunshine from a large rooflight. High-end integrated appliances enhance the sophisticated aesthetic, adding to the streamlined look (induction hob, concealed extractor, oven and microwave/grill combi, and dishwasher). A multi-fuel stove and bi-folding garden doors elevate the space even further, ensuring practicality without compromising on style.



A TRULY LUXURIOUS SETUP

This section of the home features one elegant double bedroom with built-in storage. With the wealth of additional living space, it is a truly luxurious setup for guests, family members, and the holiday rental market.



CONTINUING THE HIGH STANDARDS

Located off the entrance porch, this self-contained wing is served by a modern three-piece shower room that meets the standards of the other bathroom suites.

Southspoons has double glazing throughout, oil central heating, and a solar-panelled roof.



THE MASSIVE GARDENS

This property enjoys a substantial driveway accommodating multiple vehicles, in addition to a double garage with an adjacent utility room for discreet laundry. It also boasts a massive enclosed garden that hugs the property, providing a sprawling lawn bordered by established plants and a dense line of mature trees for ultimate privacy.





MASSIVE GARDEN WITH VAST LAWNS, DECKING, AND A POND

Designated growing beds, vibrant flower displays, a timber deck and a patio for summer dining, as well as a large pond all add to this serene and wonderfully sunny outdoor haven, which must be experienced to truly appreciate its scope. The same can be said of this incredible home.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Two fridge/freezers may be available upon request.



CARMYLLIE, ARBROATH

A PEACEFUL RURAL HAVEN SURROUNDED BY ROLLING COUNTRYSIDE AND PICTURESQUE FARMLAND.



Nestled in the heart of Angus, the parish of Carmyllie is a peaceful rural haven surrounded by rolling countryside and picturesque farmland. This scenic area offers residents a perfect blend of natural beauty and convenient access to nearby towns, making it an ideal retreat for those seeking a quieter pace of life without compromising on amenities and accessibility. Just a short drive from Carmyllie lies the historic coastal town of Arbroath, renowned for landmarks like Arbroath Abbey and for its long sandy beaches. Arbroath provides a wealth of everyday conveniences, from supermarkets and High Street stores, to independent cafés and family-friendly restaurants – meeting all your daily requirements. Carnoustie is within easy reach too. Famed for its championship golf course and seaside charm, further amenities are available here, as well as additional beach walks. Together, these neighbouring towns ensure residents of Carmyllie always have easy access to shopping facilities, schools,

and essential services. Adding to the convenience, the city of Dundee is also within easy driving distance, placing a wealth of additional shopping, leisure, and cultural facilities at your disposal. With the surrounding countryside and a spectacular sandy coastline, outdoor enthusiasts are spoilt for choice too. There are lots of opportunities for tranquil walks and invigorating cycle rides, beckoning homeowners outside to explore. For sports lovers, golf is a prominent feature of the area, with several world-class courses nearby, including the prestigious Carnoustie Links and Panmure Golf Club. Indoor fitness and leisure facilities, including swimming pools, can be enjoyed in Carnoustie and Arbroath. Major roadways connect Carmyllie to Arbroath, Carnoustie, and Dundee, while Arbroath and Carnoustie train stations provide regular services to destinations further afield. In short, with its idyllic rural lifestyle, abundant nature, and access to modern amenities – Carmyllie is the perfect place to call home.

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