



Clocksbriggs House
Clocksbriggs
Forfar
Angus
DD8 2TD





Summary

A Rare and Exceptional Opportunity – Clocksbriggs, Forfar. Set amidst approximately 10 acres of picturesque grounds—comprising formal gardens, mature woodland, and open green spaces featuring a small pond with a pretty path attracting lots of wildlife —this exceptional detached family residence offers a once-in-a-lifetime opportunity to acquire a truly unique home. Enjoying total privacy and tranquillity, the property lies just a 10-minute drive from Forfar, blending rural serenity with easy access to local amenities.

Features

- Fantastic rural location
- Approximately 10 Acres
- NEVER been on Sales market
- Stone built Cottage
- 3 Wood burning stoves
- Viewing a must
- Ideal commuting in rural Angus
- Woodland walks
- Great privacy
- Does require modrnisation

Room Measurements

Sittingroom: 14' 8" x 11' 8" (4.47m x 3.56m)
 Study: 10' 4" x 6' 6" (3.15m x 1.98m)
 Bedroom 1: 12' 3" x 11' 8" (3.73m x 3.56m)
 En-Suite: 7' 9" x 6' 8" (2.36m x 2.03m)
 Bedroom 2: 14' 0" x 13' 8" (4.27m x 4.17m)
 En-Suite: 12' 0" x 10' 0" (3.66m x 3.05m)
 Bedroom 3: 14' 0" x 9' 0" (4.27m x 2.74m)
 Bedroom 4: 12' 0" x 10' 1" (3.66m x 3.07m)
 Drawing Room: 25' 4" x 16' 9" (7.72m x 5.11m)
 Dining Kitchen: 24' 8" x 14' 6" (7.52m x 4.42m)



This single-storey home provides expansive and versatile living accommodation, although requiring a degree of modernisation, is perfect for those seeking to create a bespoke forever home in an enviable countryside location.





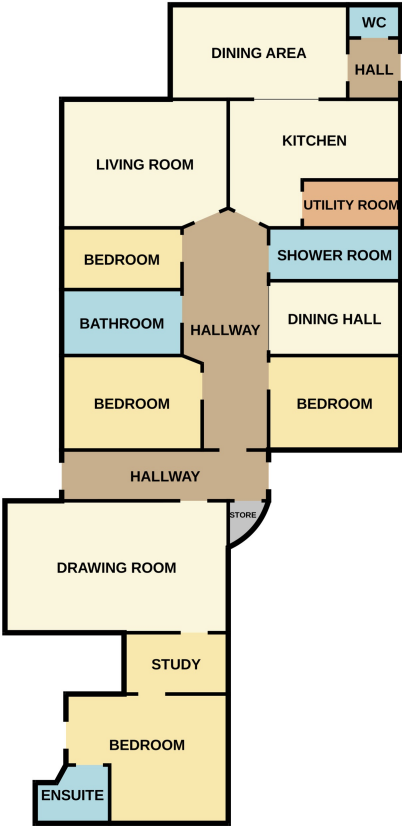


The existing layout includes a welcoming reception hallway with an integrated dining area, a charming farmhouse-style dining kitchen, a comfortable sitting room and a more formal drawing room, all with generously proportioned interiors.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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