

COMMIESTON HOUSE

Montrose, Angus, DD10 0AG



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WELCOME TO
COMMIESTON HOUSE

A rarely available four/six-bedroom detached Victorian house that has a stunning location near Montrose, offering a real sense of seclusion, whilst being conveniently within easy reach of amenities, as well as the picturesque surrounding countryside and spectacular nearby beaches.



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Commieston House

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





EXCLUSIVE

VICTORIAN DETACHED HOUSE IN A SEMI-RURAL SETTING



Discover a massive detached Victorian house from the 1860s that spans over 3911 square feet to provide unmatched versatility and an abundance of living space, boasting multiple reception rooms, four/six double bedrooms, and five washrooms. Add vast wraparound gardens and considerable private parking, and you have a unique forever home that offers a dream coast and country lifestyle in a peaceful semi-rural location between Montrose and St Cyrus. Enjoy breath-taking beaches and open countryside, in addition to a wealth of accommodation that is attractively presented in light hues and with a host of original period features. Viewing is essential to truly appreciate this exclusive property.

GENERAL FEATURES

- Exclusive Victorian detached house spanning 3911 sq. ft.
- Offers a much sought-after coast and country lifestyle
- Semi-rural setting between Montrose and St Cyrus
- Impressively large rooms with very high ceilings
- Lightly decorated interiors with original period details
- EPC Rating - E

ACCOMMODATION FEATURES

- Reception hall and central hall with traditional staircase
- Three large reception rooms with open fireplaces
- Expansive dining kitchen and separate utility room
- Galleried landing with cupboards and attic access
- Huge principal suite with a private dressing room
- Second double bedroom with a 1pc shower room
- Two additional spacious double bedrooms
- Study for home working/fifth double bedroom
- Dual-aspect games room/sixth double bedroom
- 4pc en-suite bathroom with a shower enclosure
- Very spacious family bathroom with a 3pc suite
- Two ground-floor WCs for added convenience
- Externally accessed boiler room for equipment
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Wraparound gardens with vast lawns and mature trees
- Multi-car driveway and timber-framed double garage



ENTRANCE

A LOVELY INTRODUCTION

With its sheer size and breadth, Commieston House impresses from the outset. Inside, you are greeted by a reception hall flowing through to a central hall with a traditional staircase and balustrade. It is a lovely introduction.

THREE DEDICATED

RECEPTION AREAS



With a living room, a formal dining room, and a drawing room/sunroom, Commiston House offers a wealth of space for large families and luxury lifestyles. All three reception areas have substantial proportions too, enjoying wonderfully high ceilings and a flood of natural light.





*HIGHLY ORNATE OPEN FIREPLACES
CREATING EYE-CATCHING FOCAL
POINTS FOR COSY EVENINGS IN*



Each room is finished with attractive decoration and wooden flooring, as well as an original and highly ornate open fireplace which creates an eye-catching focal point for cosy evenings in. These southerly-facing rooms also boast lovely garden views for added inspiration.





“ENJOYING WONDERFULLY HIGH CEILINGS
AND A FLOOD OF NATURAL LIGHT...”

EXPANSIVE AND VERY PRACTICAL

KITCHEN



As large as any of the reception rooms, the dining kitchen offers food lovers all the space they need whilst cooking and socialising. It also provides excellent practicality with a generous array of cream-coloured cabinets and expansive stone-inspired worktops, backed by matching splashbacks. An oversized window ensures a light-filled environment too, framing delightful garden views. Included in the sale are an Aga range cooker, an integrated microwave, an integrated dishwasher, and a fitted fridge/freezer. A neighbouring utility room has an identical design, providing further storage and workspace.



BEDROOMS



A HUGE PRINCIPAL SUITE AND UNRIVALLED VERSATILITY

The four main bedrooms are on the first floor, off a bright galleried landing that has a cupboard, a walk-in store, and an ornate access to the attic for additional storage. Of the bedrooms, the principal suite is the most impressive. It boasts a substantial footprint in and of itself. Plus, it has a walk-in dressing room, fitted with clothes storage and rails, and it has a fantastically large en-suite bathroom, fitted with a toilet, a washbasin, a towel radiator, a corner bathtub, and a double walk-in shower enclosure. Furthermore, this bedroom also enjoys a handsome open fireplace and fitting décor that suits the home's historic character.



“SECOND DOUBLE BEDROOM WITH A ONE-PIECE SHOWER ROOM....”

Meanwhile, the dual-aspect second bedroom has the benefit of a one-piece shower room and it is softly carpeted like bedroom four. The principal and third bedrooms, on the other hand, both have easy-to-maintain wooden floorboards. On the ground floor, there is a versatile study that can be used for working from home or as a fifth double bedroom. Plus, there is a dual-aspect games room with a majestic open fireplace. This space can also function as a sixth double bedroom – perfect for big families.



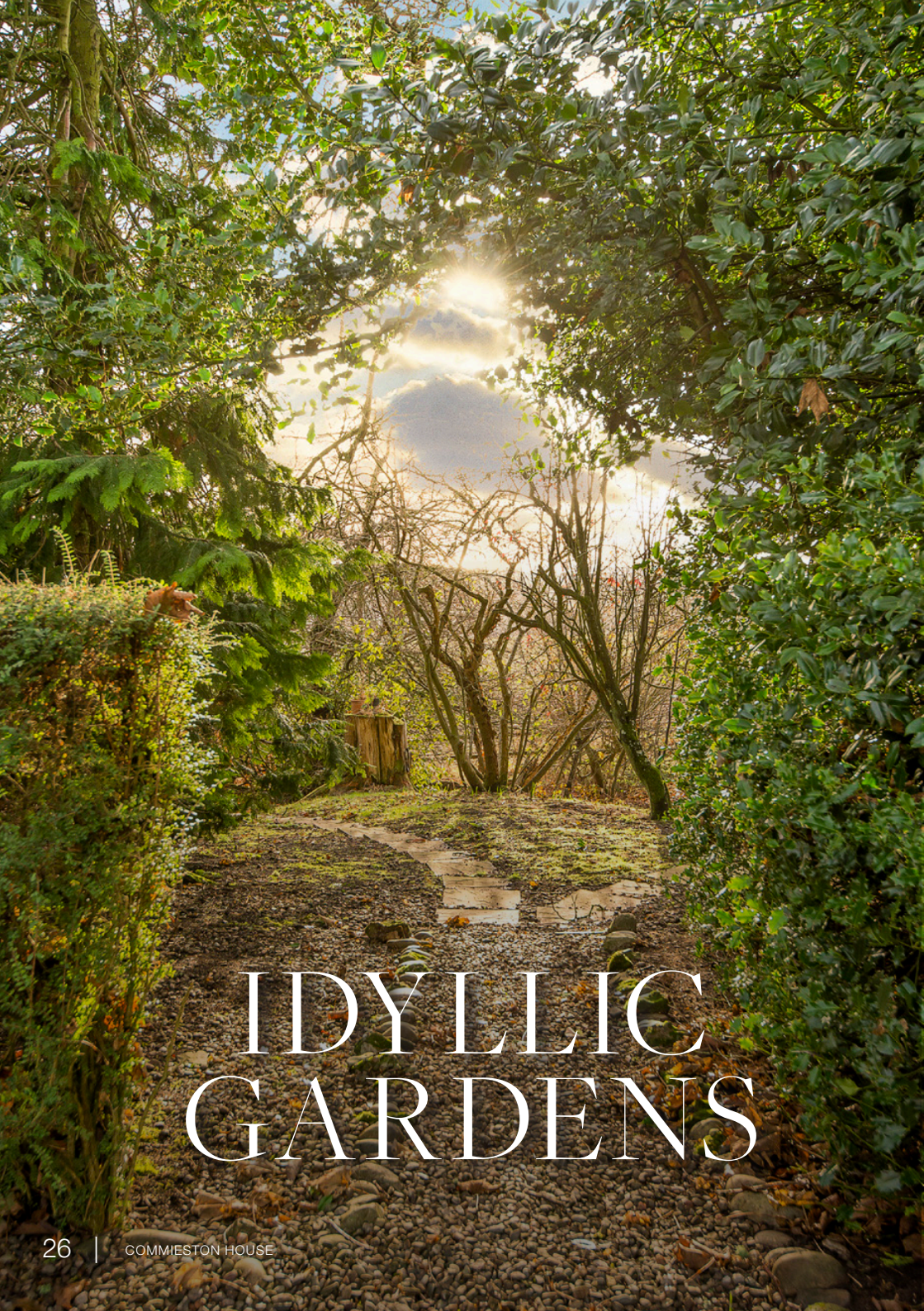
*MULTIPLE WASHROOMS
FOR CONVENIENCE*

BATHROOMS

In addition to the principal bedroom's en-suite and the second bedroom's shower room, Commiaston House has two ground-floor WCs for optimal convenience. Furthermore, there is a spacious family bathroom on the first floor, fitted with a three-piece suite. It features a pedestal washbasin, a toilet, a towel radiator, and a roll-top bath with a shower above.

For year-round comfort, the property has gas central heating and double glazing. It also has a boiler room for service equipment.






IDYLLIC GARDENS

AN OUTDOOR HAVEN FOR FAMILIES

Surrounded by idyllic gardens, Commieston House has a wealth of outdoor space to enjoy, which is enclosed by a stone wall and established planting. The wraparound gardens feature sweeping lawns that will be a hit with the whole family, whilst mature trees create a scenic atmosphere brimming with tranquillity. Extensive private parking is also provided by a multi-car driveway and a timber-framed double garage.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a fridge/freezer to be included in the sale.





A SCENIC ATMOSPHERE BRIMMING WITH
TRANQUILLITY

MONTROSE

Montrose is a large town and former royal burgh, situated on the coast in Angus. The historic, bustling town is home to an excellent selection of amenities, from several major supermarkets and well-known high street stores, to independent retailers, boutiques, and other everyday essentials such as butchers, bakeries, doctors' surgeries, pharmacies, dentists, hardware stores, specialist shops, hairdressers, barbers, and beauty salons. The town also boasts a wide range of cafés, coffee shops, restaurants, bars, and takeaways. For families with children, Montrose has a selection of private childcare options, primary schools, and a secondary school, whilst the independent Lathallan School is just over 10 miles away and easily reachable by road. For the active type, the town has a number of sports clubs, groups, and classes for all ages and abilities, as well as a sports centre offering swimming pools, a sauna and steam room, a well-equipped gym, fitness classes, outdoor sports facilities, and a café. Montrose also enjoys a wealth of green space and a beach, ideal for those who prefer spending time or exercising in the great outdoors, and there is a football club, a cricket and rugby club, a tennis club, a BMX track, a skate park, and a golf club. Travelling around the town, across the county, and further afield couldn't be easier, with excellent major road links connecting to other towns, a train station with services to Aberdeen, Edinburgh, Inverurie, and Glasgow, and regular bus services.





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