



Castleview,
Lauriston,

St Cyrus, Montrose, DD10 0DJ

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Castleview presents a rare opportunity to acquire a property of significant historical interest and exceptional development potential. Currently consisting of a 5-bedroom family home, plus extensive additional buildings all arranged in a U-shape (creating a substantial enclosed courtyard) it further boasts additional gardens to the front, with views directly to Lauriston Castle and the sea. Nestled within the tranquil landscape of Lauriston, near St Cyrus (famous for its breath-taking nature reserve and secluded beaches), Castleview is the former stables of Lauriston Castle. Its setting offers a unique blend of rural charm and easy accessibility to the cities of Dundee and Aberdeen, with the town of Montrose on the doorstep. Constructed in 1890, the original U-shaped structure, crafted from red sandstone, formed part of the Lauriston Castle estate. Converted, in part, to residential use in the mid 1960s, the property retains its historical character while offering the potential for contemporary adaptation. The current configuration offers a substantial five bedroom residence, plus extensive outbuildings, presently utilised as workshops, storage, and garages - extending to over 5000 square feet.

Features

- Complete former stable block of Lauriston Castle, built in 1890
- U-shaped structure in red sandstone, consisting of:
 - - A double-storey, 5-bedroom family home
 - - Tandem garage
 - - Four extensive workshops
 - - Private inner courtyard and extensive surrounding gardens
- Significant development potential (STPP)
- Sea and castle views from elevated positions
- Formerly part of the historically significant Lauriston Castle Estate
- Close to Montrose and St Cyrus amenities
- Convenient transport links to Dundee and Aberdeen



Castlevew is not a listed building,
affording prospective purchasers
considerable scope for
redevelopment (STPP)





Located to the left rear of the courtyard, the two-story house features a spacious living room, an open-plan kitchen and dining room, a shower room, and a bedroom currently used as a home office on the ground floor. Four additional double bedrooms, each with built-in wardrobes, and a family bathroom are located on the first floor. The house has been lovingly-maintained but would benefit from a degree of modernisation. It further benefits from oil-fired central heating and double-glazed windows throughout.

Castleview enjoys a picturesque setting, affording breath-taking views, particularly of the sea from the elevated rear position. The front of the property overlooks the historic Lauriston Castle and extensive private grounds, expanding past the courtyard to a large lawned area, surrounded by shrubbery. The property's horseshoe shape encloses a large and private inner courtyard, offering a picturesque and secluded outdoor space. It benefits from ample parking, provided by both private drives and a sizeable tandem garage with a WC. The outbuildings comprise four workshops: two substantial workshops with large doors suitable for agricultural use, and two smaller workshops — one with independent access and the other accessible from a larger workshop.

Extras: The property is sold as seen.





History & Area

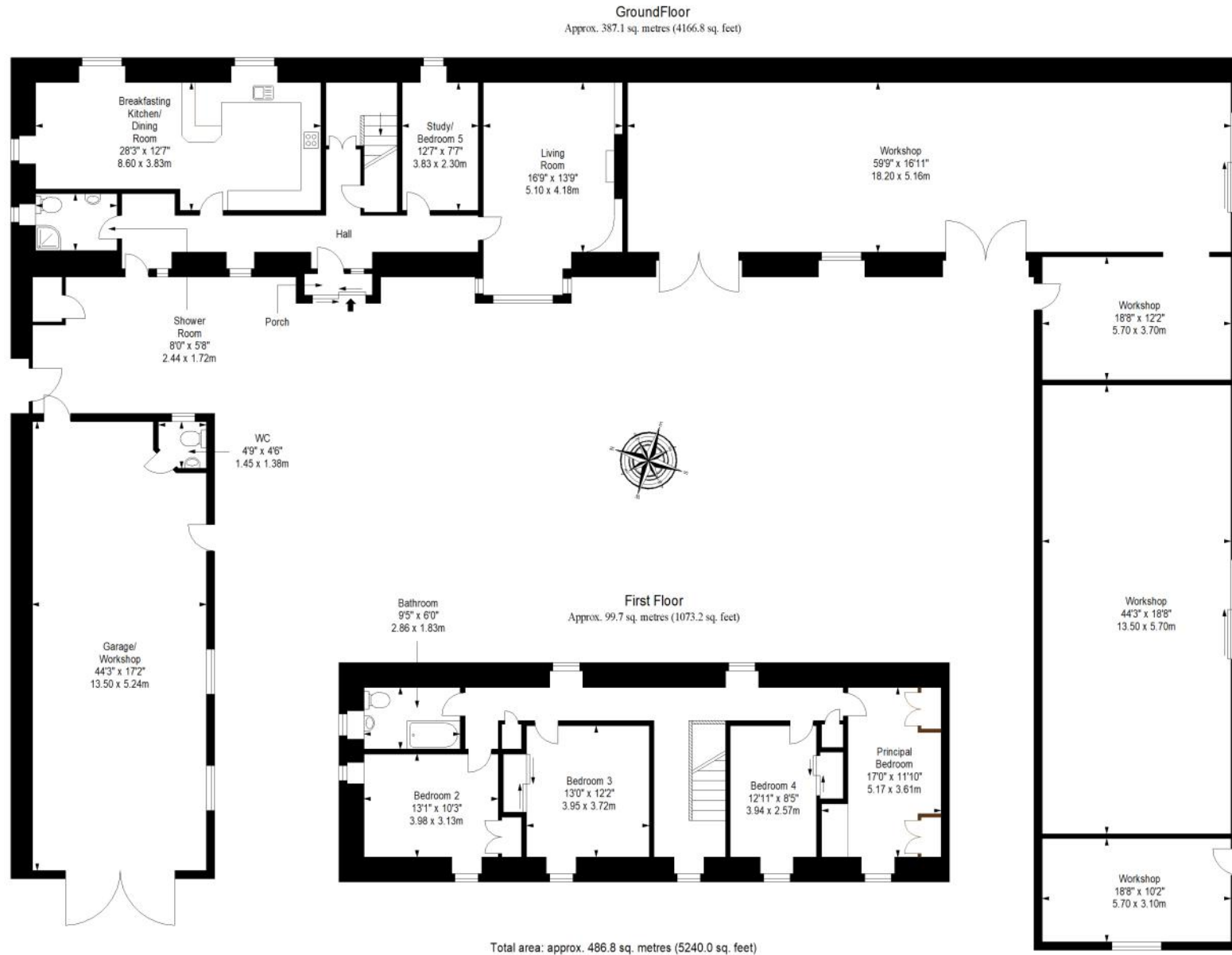
Lauriston Castle, a royal fortress, forms a significant part of Scottish History, dating back almost 1000 years, making it one of the oldest privately owned and inhabited castles in the region. Developed into a classic courtyard castle in 1243, it was fiercely fought over during Scotland's Wars of Independence and strengthened by King Edward III in 1336.

St. Cyrus and the surrounding area: While enjoying a tranquil rural setting, Castlevue is conveniently located for access to local amenities. Daily needs are readily met in St Cyrus, including a Morrison's shop, a post office, a playing field, an Inn, a church, transport links and a school with a nursery and where primary pupils transfer to the new purpose-built Mearns Academy Campus in Laurencekirk. School transport is provided.

Montrose, a mere ten-minute drive away, offers diverse retail offerings and amenities, including a cinema and a sports centre.. The property's proximity to the A90 and A92 affords easy travel to Dundee and Aberdeen, both under an hour's drive away.

St Cyrus is well-known as an area of outstanding natural beauty, with St Cyrus National Nature Reserve boasting to be one of the richest and most diverse reserves in Britain. In summer, it's awash with wildflowers and a haven for insects and birds. From long coastal walks to grasslands and sand dunes, the unspoilt east coast of Scotland is on your doorstep.

Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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