



Detached Villa & Cottage/Plot with Planning for 5 Bedroom Property

Auld Game Keeper's Cottage | Chapleton | DD11 4RT

Offers Over £425,000

T. DUNCAN & CO.

Solicitors • Estate Agents





Auld Game Keeper's Cottage | Chapleton | DD11 4RT

Detached Villa & Cottage/Plot with Planning Permission (attached) for 5 Bedroomed Property

Accessed via a long private driveway, this detached villa with a separate cottage is nestled in the heart of the Angus countryside yet only a few miles from amenities and services, set in approximately 1.3 acres of tranquil, wildlife-friendly gardens.

In addition, the subjects offer the option to demolish the existing cottage, with full planning permission in place for the construction of a five-bedroom property. This presents a rare opportunity for those wishing to create a bespoke home in a beautiful rural setting (subject to any further necessary consents or approvals).

The main residence provides generous and flexible accommodation. It features three spacious double bedrooms, a bright family bathroom, and a separate cloakroom/WC. The formal lounge offers views over the garden ground, while the dining room flows into a cosy snug or office space, ideal for home working or quiet evenings. A well-appointed kitchen completes the layout, enjoying lovely outlooks across the surrounding countryside.

The property benefits from oil central heating and modern Kingspan insulation, ensuring comfort and energy efficiency. Positioned to the side of the main home, the cottage is separate from the main house and offers fantastic potential as a granny flat, teenage retreat, guest accommodation, or even a holiday let (subject to relevant consents). Please note the separate cottage requires some cosmetic enhancement, offering an exciting opportunity to personalise this versatile space.

The grounds feature a charming pond, thoughtfully secured by fencing to ensure safety while maintaining the natural beauty and wildlife appeal of the garden. This unique property offers an enviable lifestyle surrounded by nature – all just a short drive from local amenities and road links. Arbroath with primary schools and a high school (aprox. 5 miles), Inverkeilor, Friokheim and Collisten (aprox. 3 miles each) with Primary Schools.



Sun Porch: Exterior door. Enjoying outlook over the gardens.

Hallway: All ground floor accommodation leading off. Staircase to upper floor accommodation. Karndean flooring.

Lounge: Spacious public room with UPVC double glazed window enjoying an open outlook over the gardens. Original Feature Fireplace.

Dining Room

Snug/Office: Split level. Spacious dining room with double glazed window to front and ample space for a large table and chairs. Snug/Office: Currently used as an additional sitting room with double glazed window to front and original feature fireplace.

Kitchen/

Dining: Spacious kitchen/dining fitted with recycled solid wood units with co-ordinating worktop. Space for Range cooker. Ceramic sink and drainer. Double glazed window looking to rear. French doors leading to side garden.

Utility Store: Plumbing for automatic washing machine. Gun cabinet.

Cloaks/WC: Modern two piece suite comprising WC and wash hand basin. Heated towel rail. Extractor fan.

Hallway: Fitted storage units with sliding doors. Access to upper floor accommodation.

Bedroom 1: Double glazed window. Double fitted wardrobe.

Bedroom 2: Spacious double bedroom with double glazed window.

Bedroom 3: Another good sized double bedroom with double glazed window.

Bathroom: Fitted with four piece white suite comprising WC, wash hand basin, bath and large shower cubicle.

Separate Cottage: The separate cottage comprising of Lounge with staircase leading to attic room, Kitchen and double Bedroom with WC.





Outside: There are generous grounds to front, side and rear extending to approx.. 1.3 acres and laid out with large enclosed lawn. Patio Area. Large outbuilding in need of upgrading. Further area of ground with pond which is securely fenced off. The current owner rent an adjoining paddock, which may be available to any purchaser.

Note: The property together with separate cottage is currently served by Starlink Satellite Internet. If the purchaser chooses to use this service, equipment available by separate negotiation.

The subjects offer the option to demolish the cottage, there is Planning Permission in place for a 5 Bedroom property (amendment of which may be available subject to consent from the Local Authority).



GROUND FLOOR
105.0 sq.m. approx.



1ST FLOOR
71.0 sq.m. approx.



TOTAL FLOOR AREA: 176.0 sq.m. approx.

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.
Made with Metropix 5/2025

Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Angus Council

EPC: Band E

Council Tax Band: E

Post Code: DD11 4RT

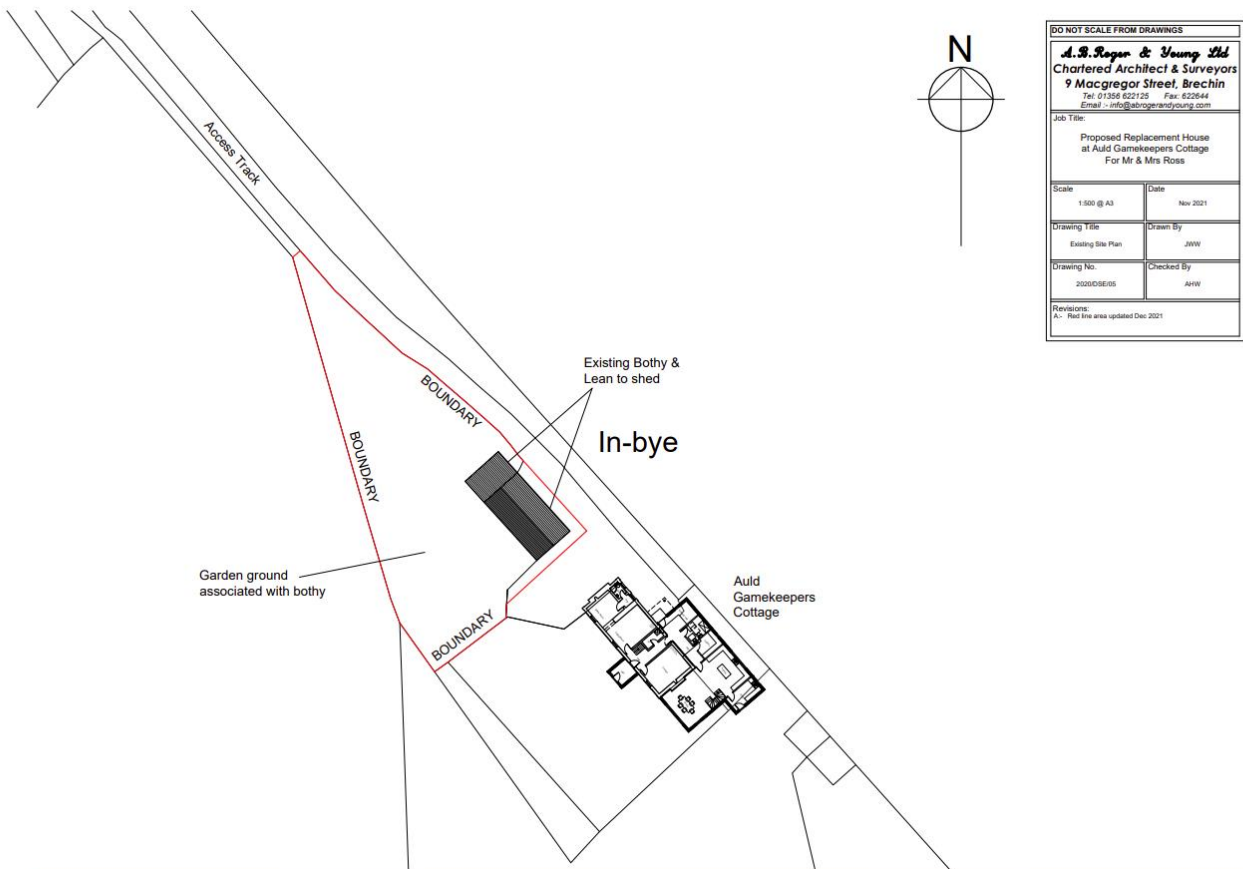
Home Report: Contact our Property Department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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ANGUS COUNCIL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

PLANNING PERMISSION - CONDITIONAL APPROVAL

REFERENCE : 21/00882/FULL



To: **Mrs Moira Ross**
c/o A B Roger & Young
9 MacGregor Street
Brechin
Angus
DD9 6AB

With reference to your application dated **1 December 2021** for planning permission under the above mentioned Acts and Regulations for the following development viz:-

Proposed demolition of existing bothy and erection of replacement house and garage at Auld Gamekeeper's Cottage Chapleton Arbroath DD11 4RT for Mrs Moira Ross

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Grant Planning Permission (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docketed as relative hereto in paper or identified as approved on the Public Access portal.

The permission is subject to the following conditions, namely:-

- 1 Prior to the commencement of development a scheme for the hard and soft landscaping of the site, including details of any boundary treatments and of any trees to be retained or felled shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and the scheme shall be completed within six months of the occupation of the dwellinghouse hereby approved and any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years shall be replaced by trees or shrubs of similar size and species to those originally approved in terms of this condition.

The foregoing conditions are imposed by the Council for the following reasons :-

- 1 In the interests of visual and residential amenity.

The reason(s) for the foregoing decision by the Council are as follows:-

1. The proposal is in accordance with the development plan as it is compatible with the locational criteria identified in the plan and as it does not give rise to unacceptable impacts on amenity.
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1 In the interests of visual and residential amenity.

The reason(s) for the foregoing decision by the Council are as follows:-

1. The proposal is in accordance with the development plan as it is compatible with the locational criteria identified in the plan and as it does not give rise to unacceptable impacts on amenity, natural and built environment, road safety or infrastructure, subject to the stated planning condition(s). There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Dated this **10 February 2022**

Jill Paterson
Service Lead
Planning and Sustainable Growth
Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AN