

Roepark Holdings

Little Brechin, Brechin, Angus, DD9 6RQ

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Bell Ingram

Introduction

Roepark is an attractive small holding located within the sought after hamlet of Little Brechin, in rural North Angus.

Set in a peaceful semi-rural setting and extending to approximately 4.32 acres, the property includes a useful range of buildings and offers an excellent lifestyle opportunity with potential to create a bespoke rural home.



Buildings & Land

The farm buildings at Roepark Holdings are situated to the west of the house and comprise a compact and practical range of predominantly modern agricultural buildings. Well laid out and easily accessible, the buildings are suitable for a variety of uses including livestock housing, machinery storage, or equestrian purposes. The buildings are served by mains water and electricity.

The land at Roepark Holdings extends to approximately 1.46 hectares (3.61 acres) of Grade 2 permanent pasture, divided into three field parcels. The land is well suited to livestock grazing or equestrian use and is enclosed by stock proof fencing comprising a mix of rabbit netting, rylock and plain wire. A mature, well established hedge provides shelter, privacy and clearly defines the north east boundary of the holding.









House

The accommodation extends to approximately 175.1 sq.m and is arranged over two floors. At ground floor level, there are two well-proportioned reception rooms, together with a kitchen fitted with wall and base units, a versatile office or potential ground-floor bedroom, and a generous family bathroom. An impressive sun room extends along the southern elevation and provides a bright and spacious additional living area. The first floor comprises two double bedrooms, both with built-in storage and enjoying attractive outlooks over the surrounding countryside.

To the front of the property, the garden is partially laid to lawn, bordered by hedging and complemented by a large patio accessed directly from the sun room. A large summerhouse is positioned within the eastern corner of the garden, creating a pleasant and private setting ideal for outdoor dining and relaxation. An outhouse adjoins the farmhouse on the west elevation and is of traditional stone construction beneath a slate roof with a concrete floor, providing useful additional storage. Externally, the property benefits from a generous gravel parking area to the north and west of the house, together with a traditional single garage.



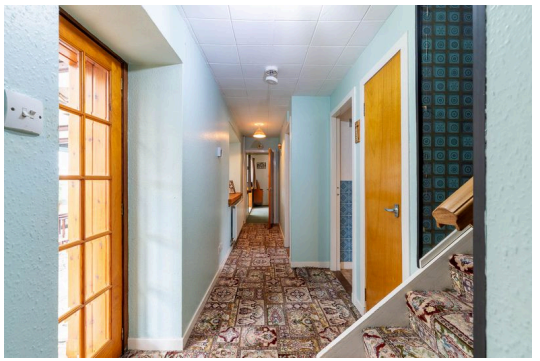














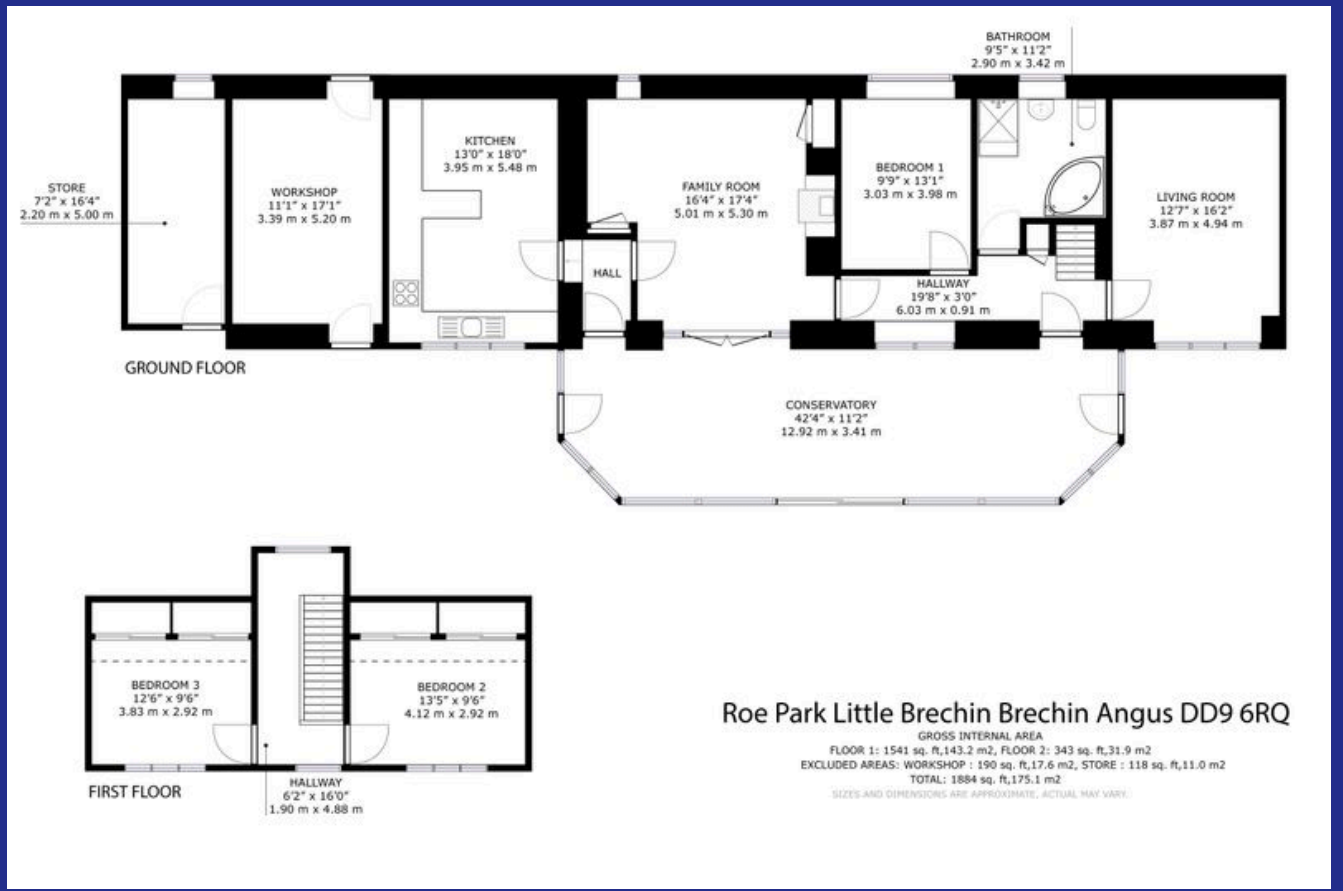


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Location

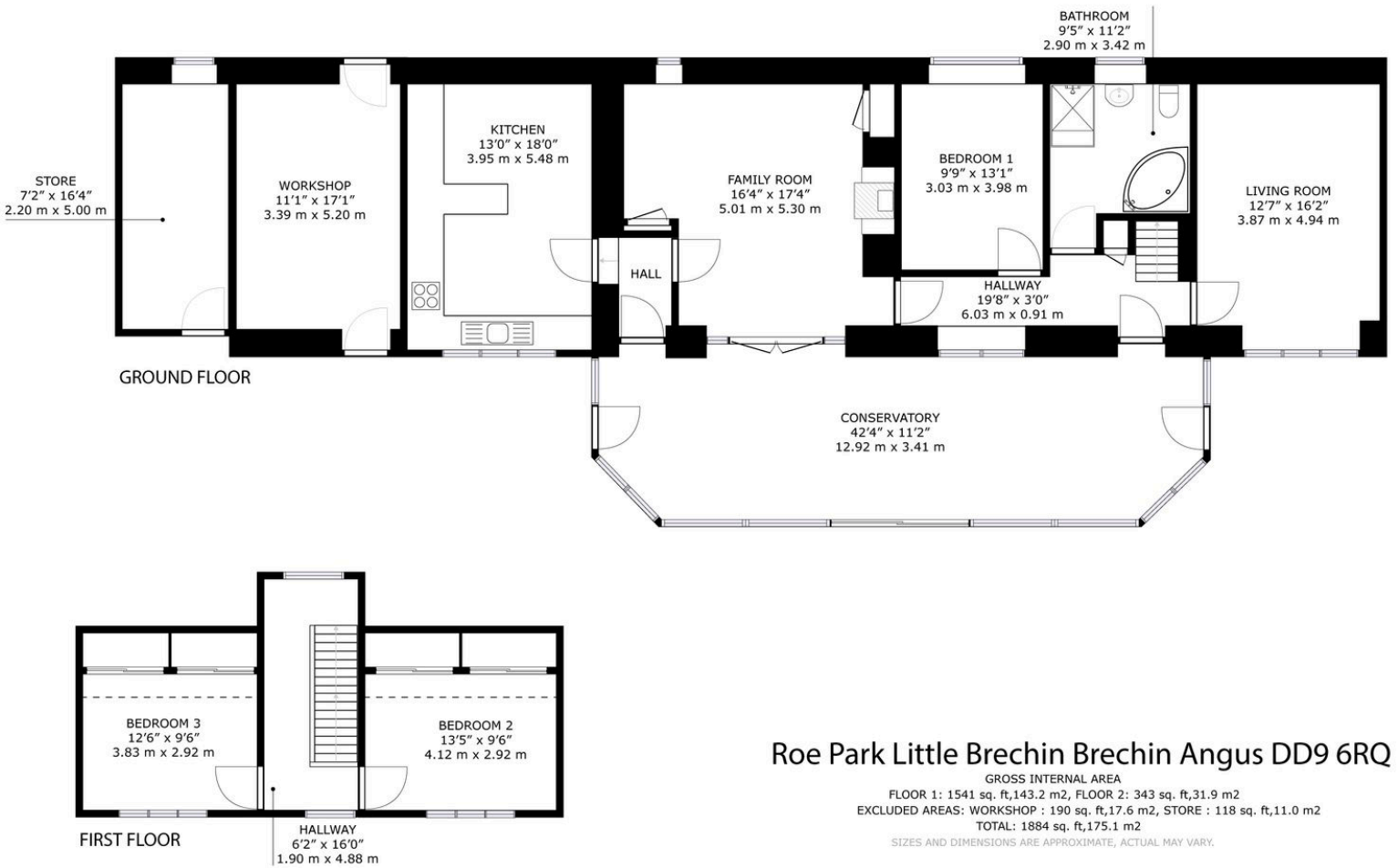
Roepark Holdings is located in the peaceful village of Little Brechin, near Brechin, within the county of Angus. This semi-rural setting combines the charm of countryside living with practical access to nearby towns and transport links, making it ideal for anyone seeking a quieter lifestyle within reach of essential services.

The property is located just 2 miles from the city of Brechin, which provides a range of local amenities including shops, schools, healthcare services, and leisure facilities. Local schooling includes Maisondieu Primary School (approximately 2 miles away) and Brechin High School (around 2.3 miles). The city of Dundee lies 28 miles to the south and offers all the services expected of a city including renowned cultural facilities such as the V&A museum and two universities. There is a mainline railway stations at Dundee, including a sleeper service. There are daily flights from Dundee Airport to Heathrow. The surrounding countryside provides for all tastes in outdoor activities, including hill walking in the Angus Glens, golf, curling, fishing, water sports and skiing.



Plans

175.1 sq.m.



Roe Park Little Brechin Brechin Angus DD9 6RQ

GROSS INTERNAL AREA
FLOOR 1: 1541 sq. ft,143.2 m2, FLOOR 2: 343 sq. ft,31.9 m2
EXCLUDED AREAS: WORKSHOP : 190 sq. ft,17.6 m2, STORE : 118 sq. ft,11.0 m2
TOTAL: 1884 sq. ft,175.1 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

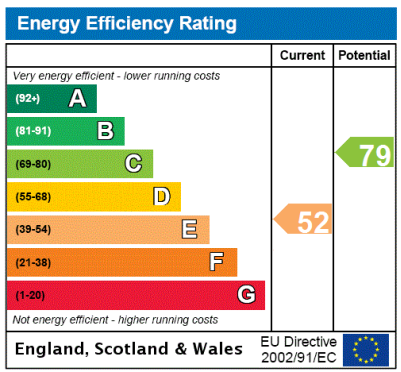
Local Authority
Angus Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = E

Property



Services & Additional Information

Mains water and electricity. Drainage to a septic tank. Oil fired central heating.

Directions

Heading north on the A90 dual carriageway, take the exit signposted for Brechin. At the roundabout, take the first exit and continue for approximately 1.6 miles, passing through Castle Street, St Mary's Street, St David's Street and Swan Street. Turn right onto Panmure Street and at the next roundabout turn left onto Southesk Street. After approximately 0.1 miles, continue straight ahead at the following roundabout onto Distillery Road, before bearing slightly right onto Cookston Road. Continue for around 1.6 miles, where Roepark will be found on the left-hand side. For viewers using the 'what3words' app, ///shredding.arrive.pine

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Fixtures & Fittings

All fitted blinds and curtains are included in the sale. All other items of furniture, freestanding appliances, and decorative pieces may be available by separate negotiation. The CCTV system is not included in the sale.

Little Brechin, Brechin, Angus, DD9 6RQ

Offers Over £340,000



Beth Steele

Forfar

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