



An exceptional Palladian style mansion house  
Stracathro Mansion House, by Brechin, Angus, DD9 7QF

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## An exceptional Palladian style mansion house

Stracathro Mansion House, by Brechin, Angus, DD9 7QF

Brechin: 4 miles

Dundee: 29 miles

Aberdeen: 37 miles

Edinburgh: 90 miles

Lot 1: Stracathro Mansion House – About 12.73 acres

- Entrance hall, reception hall, drawing room, sitting room, dining room, morning room, orangery, library, gallery, boudoir, breakfast room, kitchen, landing, butlers pantry, pantry
- 9 bedrooms, 2 dressing rooms, 5 bathrooms, 2 shower rooms, 3 potential en suites, 3 WCs, washroom, 6 attic bedrooms
- extensive cellars, stores and basement rooms
- gardens, ponds, wooded grounds, former tennis court, arboretum

Lot 2: Cottages – About 0.51 acres

- four 2 bedroom cottages

In all about 13.24 acres

EPC ratings = E & G



Savills Brechin

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## Situation

Stracathro Mansion House is conveniently located for the principal Angus towns and lies in the fertile lands of Strathmore. The A90 dual carriageway which provides easy travelling north to Aberdeen and south to Dundee is close by.

The house is three miles south east of the small picturesque village of Edzell, which is situated at the foot of the Angus glens and has a collection of shops, a garage, church, a primary school with nursery, health centre and a range of accommodation including two hotels. There is a renowned 18 hole golf course, together with a 9 hole course and driving range. From the south the village is entered through the Dalhousie Arch dating from 1887. Nearby is Edzell Castle which dates from the 1500s and is in an attractive ruinous state, with a well known garden.

The cathedral city of Brechin and the town of Montrose provide further shopping facilities and primary and secondary education. Private schooling is available at the High School of Dundee and Lathallan with Aberdeen offering further options. The nearest railway stations are at Laurencekirk and Montrose, offering east coast mainline services.

The A90 dual carriageway links Aberdeen with Dundee and Perth. At Perth it connects with the A90 to Edinburgh and the A9 west to Stirling and Glasgow. Both Aberdeen and Dundee are easily reached and offer all the services expected of major cities. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London Stansted.

The range of outdoor pursuits in this part of Angus is impressive. Golf courses include Brechin, Forfar, Edzell, Letham Grange (Arbroath) and the championship course at Carnoustie. St Andrews is also easily reached. Salmon and sea trout fishing can be taken on the nearby River South Esk or on the North Esk. There are pleasant sandy beaches at Lunan Bay and at St Cyrus. The Angus Glens offer some of the best hill walking in eastern Scotland. From Edzell the scenic Cairn O' Mount road gives access to Deeside.

## Historical and Architectural Note

The original spelling was probably Stracatherach which Dr Cameron of Fettercairn interprets as 'the valley of the warriors'; or the 'Strath where the King fought'. Cathro is thought to be derived from Cathaer Cath(e) rach or Catterthun, meaning a circular stone fort or fortified hill.

A Roman marching camp has been discovered close to Stracathro, and nearby is the site of The Battle of Stracathro or Inchbare in 1130. The battle was the culmination of an invasion into southern Scotland led by Angus, ruler of the kingdom of Moray. Angus was met by the royal army, led by the Constable of Scotland; the result was a decisive victory for King David 1.

In 1775 the Stracathro Estate extended to almost 2,000 acres and it was purchased by Patrick Cruikshank, who had made his fortune in Jamaica. His brother Alexander inherited the property and employed the renowned architect Archibald Simpson (1790 – 1847) to build the house between 1824 – 27, together with a deer park and gardens. In 1848, the house and estate was purchased by Sir James Campbell (1790 – 1876), Lord Provost

of Glasgow and father of Prime Minister Sir Henry Campbell-Bannerman (1836 – 1908).

The house was leased by the government in 1938 and an Emergency Medical Services Hospital built in the grounds to cope with military and civilian casualties of World War II. The house was used for the accommodation of seconded medical staff. Stracathro finally reverted back to private ownership in 2003 and since then has been sensitively refurbished as a truly distinctive and prestigious family home.



## Description

Stracathro Mansion House is part of an outstanding small Scottish country estate. Whilst accessible it has the covetable qualities of majestic gardens which are manageable and a magnificent 'A' listed House at its centre. It also has an arboretum, ponds and a range of landscaped and wooded policies and four terraced cottages.

Stracathro Mansion House has been sensitively developed and loved as a mini estate. The view has been enhanced by the creation of two ponds to the south of the Mansion House. The garden grounds are host to an abundance of wildlife and screened by policy woodland. Located on the crest of a ridge, it has a commanding outlook to the Angus Glens to the north.



## Lot 1: Stracathro Mansion House – About 12.73 acres

Archibald Simpson's finest design is widely considered to be the classically elegant Stracathro House, where neoclassical features evoke a timeless splendour in this Palladian style house. This is an elegant and desirable mansion with vast potential as a family home or events location. Stracathro Mansion House is a fine A listed Palladian style mansion that is comfortable, elegant and desirable, laid out over three floors and extending to some 2,648 sq metres (28,513 sq ft) and set in nearly 13 acres of immediate policies and gardens.

To the south west of the House is a beautiful arboretum and adjacent ponds which provide great amenity. There is a listed three span cast iron foot bridge across one of the ponds.

Stracathro House is approached through automated black iron entrance gates and along a tarred drive which culminates in a parking area at the front of the house. Magnificent Corinthian columns support the entrance portico and stone steps lead to glazed entrance doors. With decorative neoclassical period features throughout the house, the overall effect being one of timeless splendor.

The airy and spacious entrance hall has considerable impact, with a contrasting black and white marble floor, white marble Corinthian columns and a beautiful decorative atrium with golden yellow scagliola walls. The three principal reception rooms flow along the northerly aspect and are connected by magnificent mahogany double doors. Each of the reception rooms are highly decorative and have floor to ceiling sash and case windows overlooking the terrace. French doors from the sitting room lead





to the terrace, which has a stone balustrade. Numerous period features adorn each room including open fires with beautiful carved ornate marble mantelpieces, moulded ceilings and parquet flooring. Particular features of note are the ornate carved white marble mantelpiece in the drawing room with its large mirror above, original leather wallpaper in the dining room and the beautiful chandeliers in the dining room and sitting room.

At the front of the property, to the south west of the hall is an atmospheric library with mahogany bookcases, marble fireplace,

painted frieze and ceiling, while to the south east off the hall is an elegant studio gallery. To the west of the reception hall is the Pompeian red staircase with ornate gold painted cast iron spindles and frescoes of tropical birds. The red hall leads to the 2 connecting kitchen areas with fitted units with sinks, dishwasher, hob and oven, the breakfast room and boudoir. The boudoir, off the south side of the drawing room, has a coffered quadripartite vaulted ceiling, beautifully painted with birds and intricate foliage. To the south east of the reception hall, a passage leads to the morning room with a dual south easterly



aspect. There is also access to the gallery, butler's pantry, bathroom and laundry in this area of the house adjacent to the east staircase.

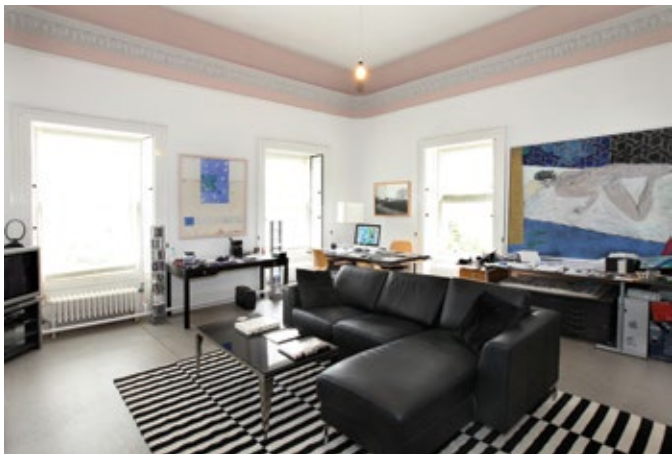
There are two single-storey wings to the east and west. The west wing houses the impressive orangery with terracotta and black floor tiles, cast iron roof supports and large oriel window on the gable end. The wonderful yet unrestored orangery, would make the most breath taking 'social gathering space' with its double doors access to the Italianate courtyard garden.

The east wing comprises a billiard room (artist's studio), an office, store and WC.

On the first floor, bedrooms and bathrooms lead from two hallways or landings that are connected by the red staircase and the east staircase. The master suite is accessed along the 'long blue vaulted hallway' towards the southeast corner of the first floor level and has wonderful south and easterly views. The dual aspect master bedroom with dressing room (currently a gym) has plumbing for en-suite facilities. Also along the southerly or long hallway landing are four bedrooms, each with washhand basins and the potential to create en-suites. Along the northern or bedroom hallway landing, there are four further bedrooms; one with a connecting dressing room and one with a connecting study, together with a further bathroom and WC. Off the east staircase is a kitchenette. The second floor has six further bedrooms, a bathroom and a separate WC and washroom.

There are a significant number of rooms on the lower ground floor including the former kitchen, wine cellars, former larders, servants' quarters, dining hall etc. The trade entrance leads to a 6 bay fluted and covered Corinthian colonnade.

Adjacent to the cottages are three garages.



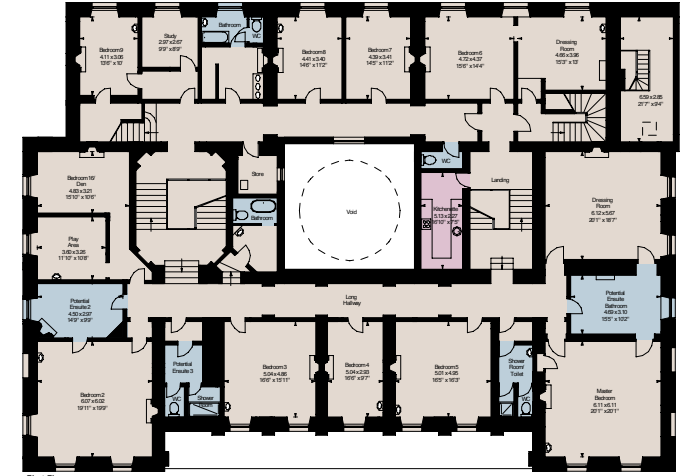
**Stracathro House,  
by Brechin,  
Angus, DD9 7QF**

Gross internal area (approx)  
**2648.86 sq.m (28513 sq.ft)**

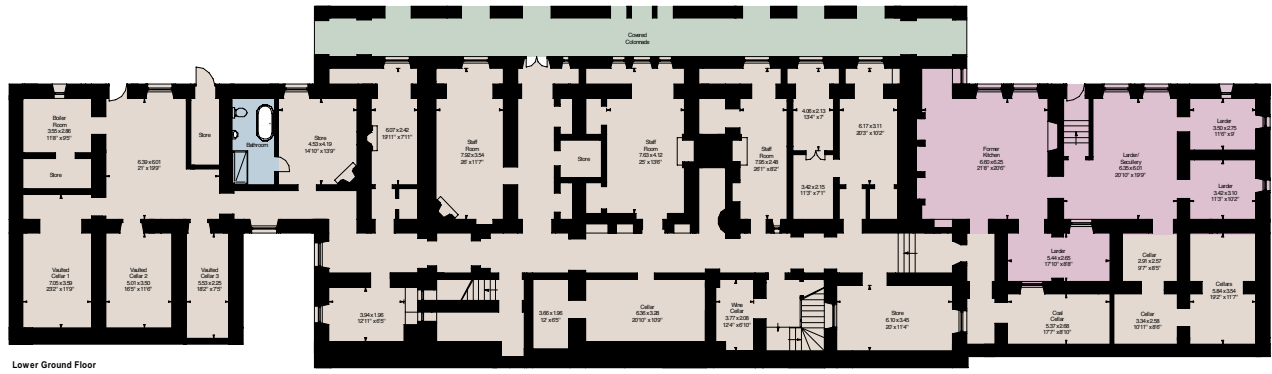
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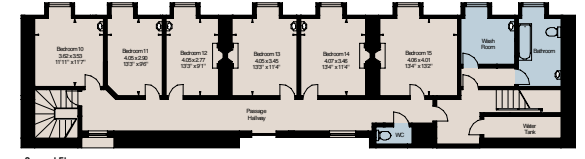
Ground Floor



First Floor



Lower Ground Floor



Second Floor



## Lot 2: 3-6 Stracathro Mansion House Cottages – About 0.51 acres

Lying to the south west of the Mansion House are four single storey cottages within a terrace of six, which were constructed in the 1950s and extended in the 1970s.

The cottages have their own access and parking. Built of brick, the cottages have recently been internally refurbished and are now fully equipped and furnished for a variety of purposes including short term lease, accommodation for staff, overspill accommodation for the main house or for holiday lets.

Each cottage has a front and back garden. The accommodation in each is similar and comprises hallway, sitting room, kitchen, bathroom and two bedrooms. They are double glazed and each fitted kitchen has a cooker and washing machine.

There is a communal parking area, with sufficient space for two parking spaces for each cottage. Cottages 1 & 2, which are in separate ownership, have rights to use the parking area and have a right of pedestrian access along a path in the garden of No 3 cottage. There is an attached garage with No 6 cottage.

## General Remarks

### Viewing

Strictly by appointment with Savills – 01356 628628.

### Directions

If coming from the south on the A90 (Dundee to Aberdeen dual carriageway), some 1 mile north of the second turning into Brechin (B966 –signposted Brechin and Edzell) turn left, signposted Inchbare. If coming from the north, then immediately after passing the turning for Stracathro Hospital and Service Station, turn right signposted Inchbare. After 0.6 miles turn right at the West Lodge. Proceed up the tarred drive past the former walled garden and after 0.4 miles, electric gates into Stracathro Mansion House will be seen on the left.

### Outgoings

Angus Council tax band H. The cottages are council tax band B.

### Environmental Listings

Stracathro Mansion House is listed Category A. The footbridge is listed Category C.

## Energy Performance Certificate

Stracathro Mansion House EPC rating = E.

Nos 3-6 Stracathro Mansion House Cottages EPC ratings = G.

## Solicitors

Winchesters, 57 Station Road, Ellon, Aberdeenshire, AB41 9AR.  
Tel: 01358 724252.

## Services

Private drainage, private water, mains electricity, oil fired central heating with three new boilers fitted in September 2016. Electric heating in the cottages with new electric boilers fitted in 2010.

## Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

## Access

There is a right of access in favour of Stracathro Mansion House over the West Drive. The neighbouring Stracathro Estates and the NHS have a right of access over the rear drive behind the house.



## Photographs

Photographs taken between 2013 and 2015. Details prepared June 2017.

## Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## Possession

Vacant possession and entry will be given on completion.

## Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

## Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

## Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Our Ref: DRO170620

