



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

Offers Over £425,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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## Offers Over £425,000

Accessed via a long private driveway, this detached villa with a separate Bothy is nestled in the heart of the Angus countryside, set in approximately 1.3 acres of tranquil, wildlife-friendly gardens. Offering space, privacy, and a true connection to nature, the setting is a haven for red squirrels, woodpeckers, and other native wildlife – perfect for those seeking a peaceful, rural lifestyle.

The grounds feature a charming pond, thoughtfully secured by fencing to ensure safety while maintaining the natural beauty and wildlife appeal of the garden.

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 Bothy 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 Bothy requires some cosmetic enhancement, offering an exciting opportunity to personalise this versatile space.

Set within peaceful grounds and enjoying ample off-road parking, this unique property offers an enviable lifestyle surrounded by nature – all just a short drive from local amenities and road links.



**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.

**Bothy:** The bothy 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 area leading to cabin, currently used as a kennel capable of housing several dogs. 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 the Bothy is currently served by Starlink Internet Satellite. If the purchaser chooses to use this service, equipment available by separate negotiation.



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.  
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**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

**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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