

OLD SCHOOLHOUSE

LOGIE, MONTROSE, ANGUS

Galbraith



OLD SCHOOLHOUSE LOGIE, MONTROSE, ANGUS

Exceptional opportunity to obtain an award winning and once one of the best preserved earth buildings in Scotland.

Montrose 4 miles ■ Dundee 34 miles ■ Aberdeen 30 miles

- 1 reception room. 1 bedroom with ensuite
- Cloakroom & utility room
- Open plan living
- Hamlet setting & countryside views
- Good sized garden grounds
- Superb holiday home potential

Galbraith

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 **OnTheMarket.com**







SITUATION

The subjects enjoy a peaceful, rural setting with beautiful views over the rolling countryside. Located a short drive to Montrose and also providing a good link to the A90 the property is equidistant to both Dundee and Aberdeen making this an excellent location for the daily commuter. Montrose is a popular coastal town with a wealth of amenities including shops, hotels, restaurants, medical centre and cottage hospital. Primary and secondary schooling is catered for along with a wide array of leisure activities. The beachfront has undergone fantastic renovation in the past with nearby Lunan and St Cyrus providing some of the North East's most idyllic beaches.

The area provides for a range of outdoor pursuits including hillwalking, fishing, with shooting and stalking available nearby, in addition to access to a wide range of quality golf courses to suit all abilities.

Aberdeen is some 30 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

THE HISTORY

The Old Schoolhouse at Logie was one of the best preserved vernacular earth-built structures in Scotland, erected in the mid-nineteenth century to serve a growing population of mill workers on the nearby North Esk. The site chosen for the school was adjacent to the village manse which had become redundant and whose ruins are still visible some twenty meters to the south of the school. A lack of workable stone in the area meant that the local building tradition was to work with clay mixed with aggregate and straw to form massive load bearing walls with stone, lime mortar, and brick being used sparingly and where there was a specific performance requirement. Internally the earth walls were finished with a fine white lime plaster on the hard while the exterior would have been provided with a protective lime harl or overcladding.

In its original form The Old Schoolhouse was a relatively simple structure of three rooms consisting of a large classroom space, and two small rooms for the schoolmaster's use. By the turn of the century the building ceased to function as a school and had become a Sunday School. With this change of use came some alterations which included a complete re-roofing and the lining out of the classroom with lath and plaster above a boarded dado. In 1929 the building was acquired by the United Free Church to serve as a place for worship and acquired an entry porch with small bellcote and cast iron bell. The final church service was held in 1990 when the keys were returned to the Craig Estate and the building abandoned. The property was in a perilous state when neighbours brought it to the attention of Historic Scotland who recognised its significance and immediately granted it a category 'A' listing as a building of national or international importance.

The Old Schoolhouse was purchased by the National Trust for Scotland under the Little Houses Improvement Scheme in 2005. The LHS operated as a revolving fund building preservation trust which acquired buildings at risk, repaired them, and sold them upon completion. Working with support from Historic Scotland and Angus Council a program of sensitive repairs was undertaken. These followed a "conserve as found" methodology which preserved the patina of age and made minimal impact on the building's significant fabric and layout. Much of the work concentrated on the repair of the underlying earth walls which were undertaken using air dried mud bricks sourced from clay pits in surrounding fields. The east porch was substantially rebuilt employing as much cladding materials as could be retained covering a new timber structure. While the emphasis was clearly on conservation, the intent was to create a unique home which would both respect the property's significance and provide modern levels of amenity and comfort.

Repairs were completed in 2009 and the project received a number of awards including a European Union Prize for Cultural Heritage/ Europa Nostra Award, the highest building conservation prize in Europe. The Old Schoolhouse is a rare survivor of a once common building technique and is of international significance as one of a few lowland examples of vernacular earth construction left in Scotland. The quality of its conservation had been acknowledged in the numerous awards which the schoolhouse had garnered

DESCRIPTION

Entrance vestibule with flag stone flooring and doors leading to the main public room, utility and cloakroom. The cloakroom has stone flooring and an exposed brick wall whilst the utility room has solid wood work surface, space for washing machine and a cupboard. The old school classroom now provides an exquisite public room with deep red lime washed walls, wood flooring and light grey painted wood panelling to dado height, eight windows in total, most of which feature original panes of glass and a lovely open fireplace. The kitchen area is fitted with a range of custom built base and wall units with solid wood work surfaces. The double bedroom is generous in size and has wood flooring and the en-suite bathroom is beautifully appointed. There is a stunning, original stove fire with black stone hearth and wood mantle.

ACCOMMODATION

Ground Floor: Vestibule, cloak room, utility room, lounge & kitchen on open plan, double bedroom and ensuite bathroom.

GARDEN GROUNDS

The property stands in generous sized grounds with gardens extending to the front, side and rear which are mainly laid to lawn. The ruins of the Old Manse are to the rear of the property and form a unique garden. A driveway provides parking and there is a bin store which has been constructed using the same materials of the building with massed earth wall on a brick base with lime pointing and a straw thatched roof. In addition there is a garden store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Old Schoolhouse	Mains	Mains	Sewage treatment plant	Oil	Band C	E

NATIONAL TRUST FOR SCOTLAND

Due to the history and importance of this building's continued future a schedule of significant features and a maintenance guide has been produced and should be regarded as supplemental information to a normal pattern of care of the building. The significant features and setting of the property will be protected by a title condition in favour of the National Trust for Scotland.

DIRECTIONS

From Aberdeen, travel south on the A90 dual carriageway towards Laurencekirk taking a left marked Marykirk and Montrose as the speed reduces to 50mph. Follow this road through Marykirk and Craigo turning left as signposted Logie. Follow this road into the hamlet and the property is the last house on the left hand side.

POST CODE

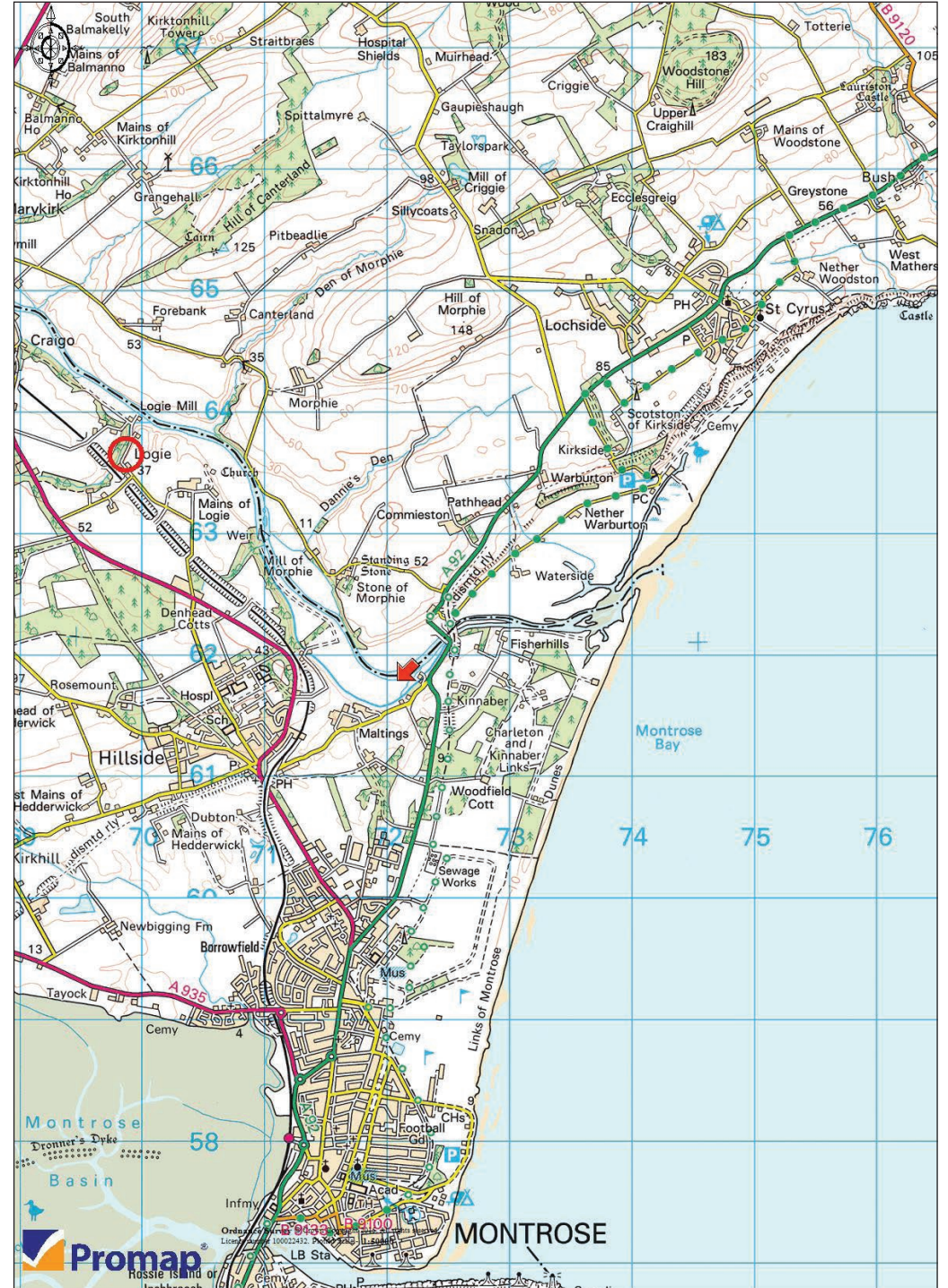
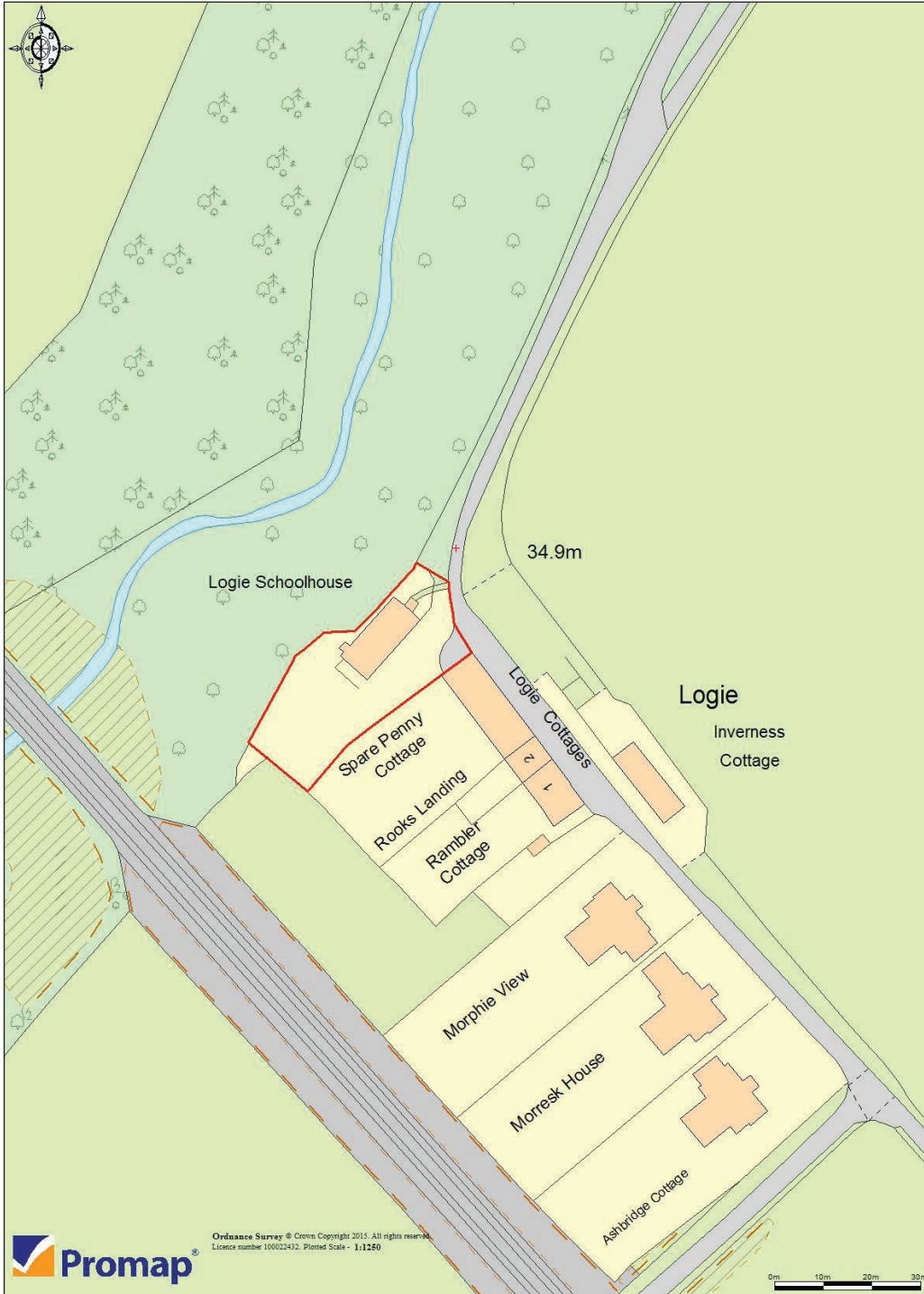
DD10 9LD

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

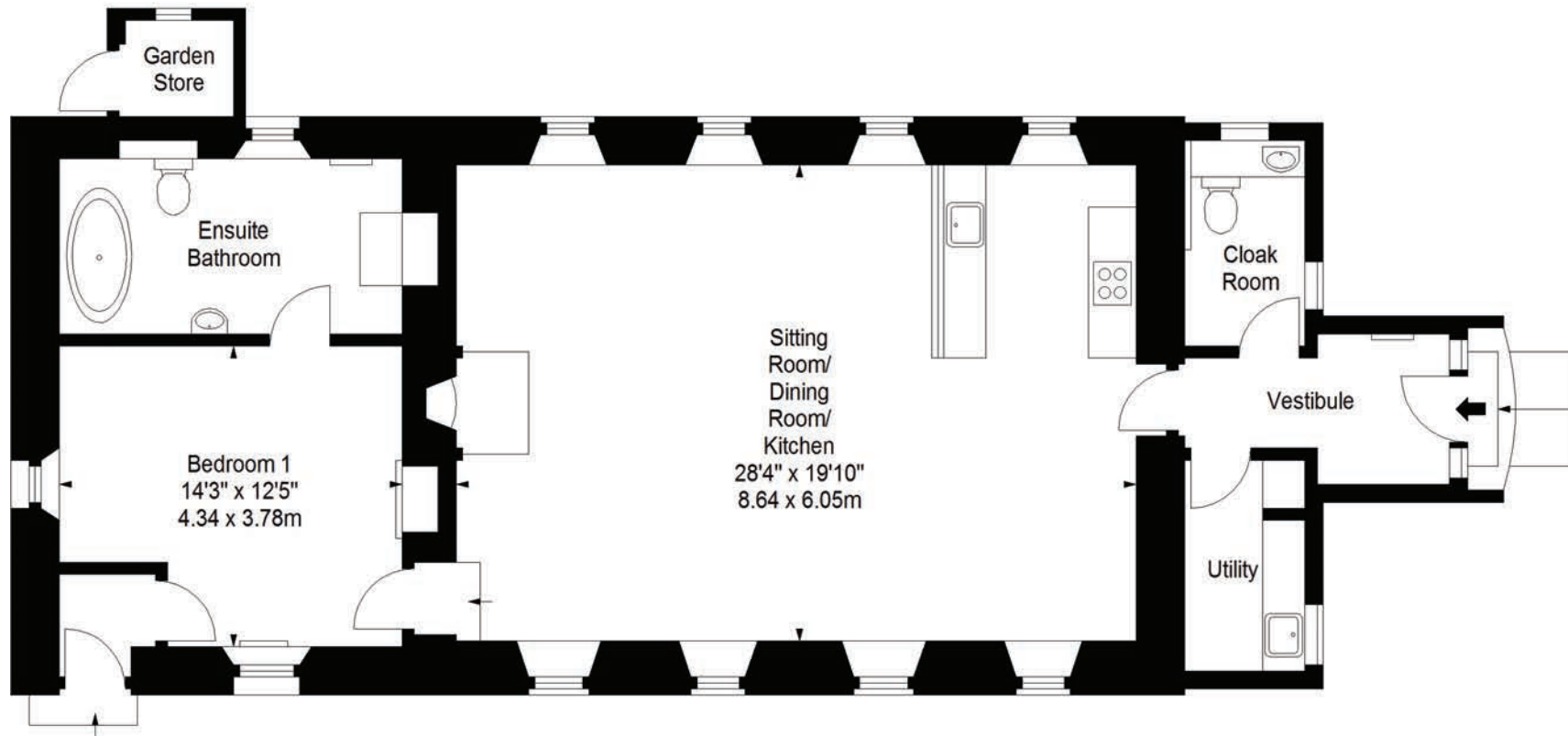




**Craigo,
Montrose,
Angus, DD10 9LD**



Approx. Gross Internal Area
1109 Sq Ft - 103.03 Sq M
(Including Garden Store)
For identification only. Not to scale.
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Please note the property is currently vacant and unfurnished. The photos are from when a former tenant was in occupation around 2015.



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