



Kelly Castle

Angus

A sensitively restored historical B listed castle and over 33 acre estate with private golf course.

Kelly Castle, Arbirlot, Arbroath, Angus, DD11 2PB

Arbroath 3 miles, Carnoustie 7 miles | Dundee 16 miles, St Andrews 35 miles,
Aberdeen 55 miles, Edinburgh 78 miles

Features:

Ground floor – Entrance hall | Wine cellar | Snooker room
Bar | Laundry | Separate staff accommodation entrance to kitchenette/
diner | Cinema room.

First floor – Gallery hall | Living room | Library (with corner tower ante
room) | Dining room | Bedroom with en-suite bathroom | Bedroom
Shower room | Kitchen/ family room | Pantry.

Staff accommodation - Dining room and bedroom (with access to
Family room).

Second floor mezzanine level – Office.

Second floor – Drawing room | Study.

Third floor – Principal bedroom suite with bedroom, turret boot room,
en-suite bathroom and dressing room.

Fourth floor - Bedroom (with ante room off and access to 5th floor tower
room) | Bedroom with corner tower ante room and
en-suite bathroom.

Estate Manager's Ground floor flat – Bedroom with en-suite bathroom
Bedroom | Office | Living room | Kitchen (with access to main castle)
Utility room | Shower room.

Outbuildings – Store room | Garden store | Car port | Garage
Workshop | Potting shed | Old stable | Chicken coop | Doocot which is
also Grade B listed | Field stables.

EPC Rating: E

About 33.47 acres in all





Historical Note

Archives suggest that Philip de Moubray, a Norman settler, obtained lands in Angus from William the Lion, King of Scotland. He was an important noble in Scotland as he witnessed many of the king's charters and was often employed in State affairs. It is probable that he was the first builder of a tower or castle on the south bank of the Elliot water, although the current tower was most probably built in the fifteenth century. Records show that in 1208 the Abbot and Convent of Arbroath granted to Philip de Moubray liberty to have an Oratory or Chapel for his private family within the court of his house of "Kellyn".

The Moubrays forfeited the property in the reign of Robert the Bruce and it was given to the Stewart family who owned it until 1402 when it was acquired by the Ochterlony family. In 1641 the property was sold to the Irvine family who extended the property by adding the courtyard and wings. In 1697 the property passed to the Maule Earls of Panmure. The property was forfeited by the Maule family after the Jacobite Rebellion of 1715 and was purchased by the Ramsay Earls of Dalhousie. The property was abandoned for around 100 years and local legend suggests the Great Hall (currently the Dining Room) was used to store contraband from the Continent. Lord Dalhousie granted a repairing lease to John Shiell who restored the building around 1864. There were minor additions at the beginning of the twentieth century. The current owners purchased the castle in 2001 and have been magnificent custodians of it, undertaking a sympathetic renovation and making significant improvements and modifications, with no expense spared.

Description

Kelly Castle is a hugely impressive Scottish Fortified Tower House. Grade "B" listed by Historic Environment Scotland, the listing notes on their website describe the castle as a "four-storey tower-house L-plan, single-storey ranges enclosing small entrance court. Rubble and slate. Mainly 16th and 17th century, restored about 1870." Major renovations and modifications by the current owners were completed in 2009.

As currently configured, the castle has 5 double bedrooms, 5 bathrooms, as well as a 2 bedroomed Estate Manager's flat with kitchen, bathroom and a private entrance and a separate self-contained staff flat with bedroom, living room, kitchenette/diner and shower room. As you would expect, the rooms are resplendent and retain many original features such as decorative plasterwork, with some of the rooms enjoying views over the walled gardens and out to the North Sea in the distance. There are numerous public rooms, which include a basement bar, snooker room and cinema room. Its position and layout will suit a variety of buyers, particularly as a large family home and those with an interest in golf. The owners constructed a private nine hole golf course, and the castle is within close proximity of both Carnoustie golf course which has hosted The Open, and the home of golf at St Andrews.

Scottish Feudal Title/Fixtures Fittings

The title, Baron of Kelly in Angus, is available by separate negotiation, as are certain items of furniture. Further details are available on request.







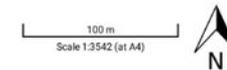




Kelly Castle, Arbroath, Angus, DD11 2PB



Produced on Jul 25, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



Grounds

Located in approximately 33.47 acres of mature gardens and woodlands, which includes a private 9-hole golf course and the Elliot Water, formal gardens and walled garden. The Castle overlooks the coastal farmlands of South Angus surrounded by farmland and is close to the town of Arbroath.

Location

Kelly Castle lies approximately half a mile to the south-east of the village of Arbirlot, which comprises a small grouping of houses, a church and village hall along with a primary school located outwith the village. Nearest town services are available in Arbroath, approximately 3 miles to the north-east. A dual carriageway, approximately half a mile to the south of Kelly Castle, links to Dundee city centre, approximately 16 miles to the south-west. The nearest railway station is in Arbroath, on the main east coast line, with regular services to Aberdeen to the north and Edinburgh to the south. The nearest air connection is at Dundee Riverside Airport which provides a number of scheduled domestic flights and private landing facilities and Edinburgh International Airport is approximately 76 miles away.

Directions

What3words: could.winter.husky
Postcode DD11 2PB

General Information

Services: Mains electricity and water, private drainage to septic tank, underfloor heating to almost all areas of the property supplemented by radiators.

Estate Manager's flat operated from the same system with separate control; Category 5 wiring, full burglar and fire alarm systems, LPG gas cooker. Satellite television hard wiring throughout.

Tenure: Freehold. A small number of adjacent properties have a right of access over the Castle driveway. Further information can be provided upon request.

Local Authority: Angus Council

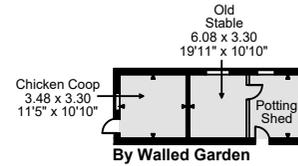
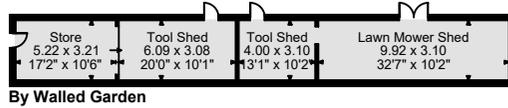
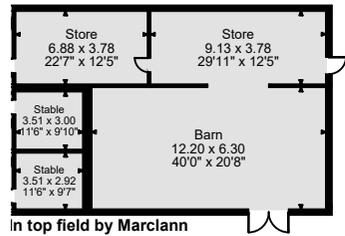
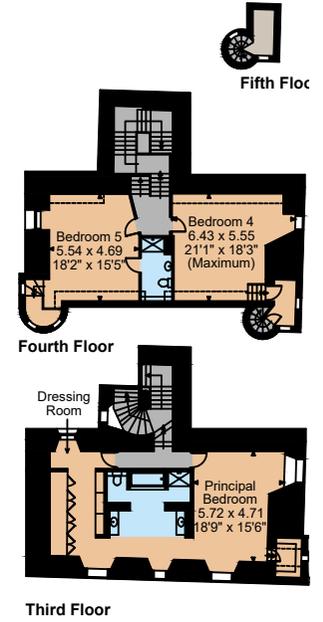
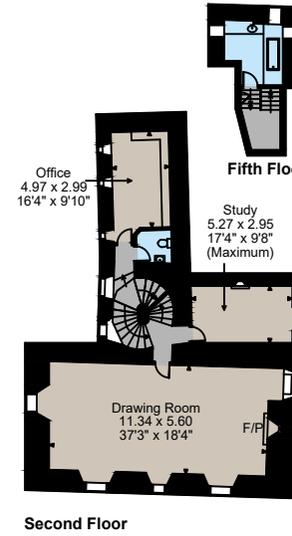
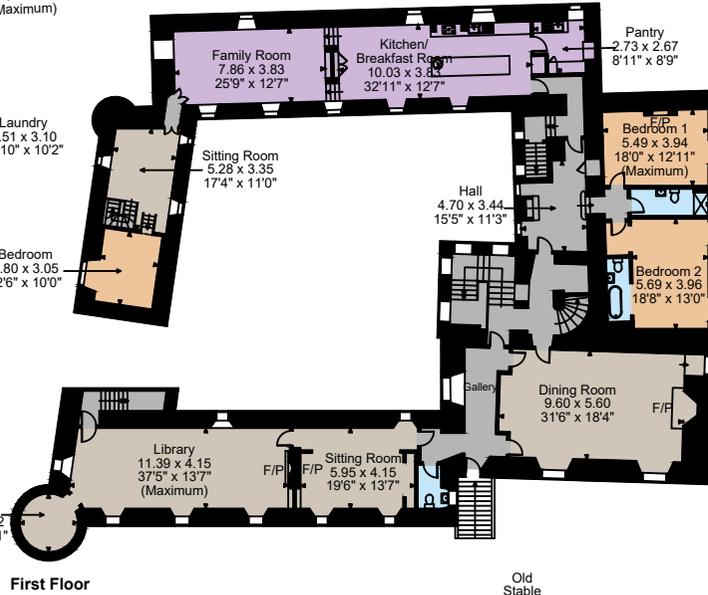
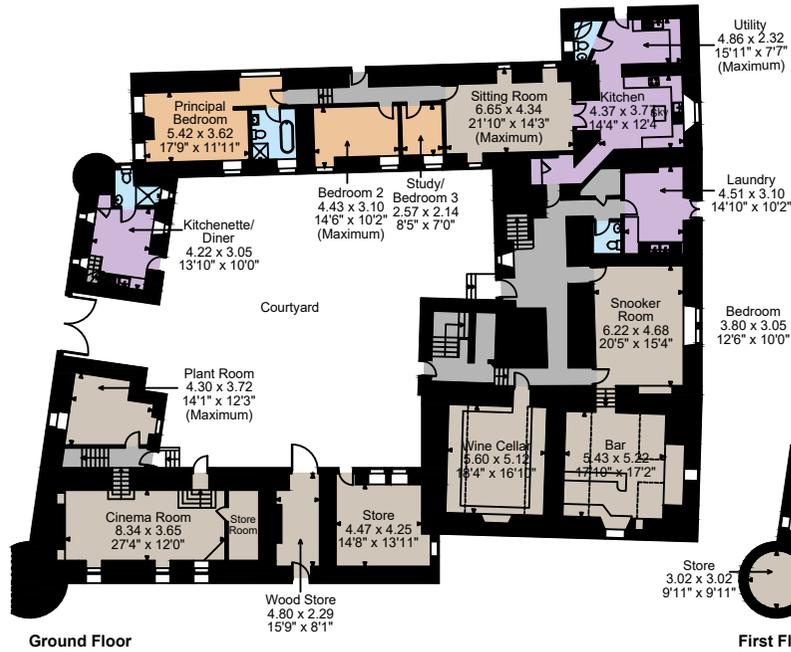
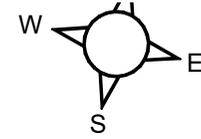
Council Tax: Main Castle Band H
Estate Manager's flat Band C

Viewing: By appointment with Strutt & Parker

Guide Price: £2,500,000



Kelly Castle, Arbroath, Angus
 Main House internal area 10,649 sq ft (989 sq m)
 Outbuildings internal area 4,013 sq ft (373 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehuse. Unauthorised reproduction prohibited. Drawing ref. dig/Drawing/SS

Strutt & Parker Edinburgh
76 George St, Edinburgh EH2 3BU

+44 (0) 131 226 2500
edinburgh@struttandparker.com
struttandparker.com

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Over 45 offices across England
and Scotland, including Prime
Central London



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023. Particulars prepared July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER