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HOMES OF THE YEAR

Courier property writer **Jack McKeown** chooses his 10 best houses of 2023

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Spanning Dundee, Fife, Angus and Perthshire, Courier Country has some beautiful scenery.

It also has some equally beautiful houses. Having been this newspaper's property writer for past decade, I'm in the lucky position of getting to look around a stunning home every week.

This year has seen me travel from the wilds of Highland Perthshire to remote corners of Angus and the beaches of the East Neuk in search of our area's most special properties.

Want to find out which were my favourites? Then read on.

10. MILLTOWN COTTAGE, LOCH TAY

This outstanding new home sits near the shores of Loch Tay and enjoys amazing views.

An upside-down layout puts the bedrooms on the ground floor and the living spaces on the upper level, where they enjoy an even more commanding view over the landscape.

On sale for offers over £895,000, Milltown Cottage was quickly snapped up.

9. OUTFIELD FARM, CARSE OF GOWRIE

High in the Carse of Gowrie hills, nestled in woodland and with beautiful views towards the Tay, are three unique holiday cabins.

Designed by Newport architect Kirsty Maguire, they are owned by Tim and Suki Stobbs, and each has its own personality.

They are holiday lets and have been virtually fully booked since the couple began operating them.

8. MOUNT STEWART ROAD, WORMIT

When Rob and Susan Whiteford sold their draughty farmhouse, they decided to go for a striking new-build home.

Number 6 Mount Stewart Road was designed by Dundee architect Jon Frullani. Walls clad with stone and zinc, along with a zinc roof, help the house make a real statement. Meanwhile, huge windows frame panoramic views over the Tay to Dundee.

The upper levels contain the living room, kitchen and a master bedroom. A covered patio and a first-floor balcony give plenty of outdoor spaces to enjoy the views from.

7. LINTRATHEN HOUSE MAIN LODGE

This stunning turreted baronial mansion sits on the shores of Loch of Lintrathen. Remarkably, it was originally built as the headquarters for the local waterboard.

Today, Lintrathen House Main Lodge is an outstanding country house in a wonderful setting. The interior has been modernised while retaining its original features.

There's even a secret turret room that no one knows how to get to.



6. WATERFRONT VIEWS: So many of the most alluring of the houses for sale in the past year have been in spectacular settings next to lochs or overlooking the sea. The top choice at number one, Horsey Reach, has spellbinding views up and down the River Tay.

6. SLIEVEMORE, LOCH TUMMEL

If you like seclusion, tranquillity and breathtaking views, then look no further.

Slievemore sits right on the shores of Loch Tummel and has 30 metres of loch frontage along with its own jetty to launch a boat from.

With four double bedrooms and two living rooms, it has been used as a high-end holiday let and is in perfect condition.

It's hard to think of a more magical setting to enjoy a holiday.

5. THE SEED, LIFF

It was cold and dark when I visited The Seed, but it is super insulated and virtually airtight, meaning it requires very little heating. What makes it even more remarkable is it's designed for co-living and is shared by two households.

Designed by Kirsty Maguire, it was a worthy winner of the Supreme Award at the Dundee Institute of Architects' annual awards.

4. THE PASSHOUSE, CALLANDER

As a child, I loved the Famous Five books. The Passhouse is exactly the sort of place you can imagine Julian, Dick, George, Anne and Timmy getting up to all sorts of adventures.

For a start, there's an enormous Victorian house with a turret. But perhaps most special is the bridge to the home's own secret island.

The house's gardens stretch more than a quarter of a mile along the river. They were formerly part of Scotland's Garden Scheme.

3. DREEL LODGE, ANSTRUTHER

Most people dream of a beachfront house. But what about a house that has a beach on two sides AND its own castle in the garden?

Welcome to Dreel Lodge. Sitting on a

promontory on Anstruther's waterfront, with the windows open you can hear the waves lapping on the beach just a few yards away.

As well as a beautiful main house, Dreel Lodge also has its own castle. Dreel Castle dates from the at least the 16th Century and possibly much earlier, making it one of the most historic buildings in Anstruther.

2. TULCHAN HOUSE, GLENALMOND

This handsome and huge Victorian house sits in 22 acres of its own grounds on the banks of the River Almond.

Tulchan House was built in the 19th Century, then substantially extended at the turn of the 20th Century, when it was also given an Arts & Crafts-style remodel.

For more than 25 years, it was home to Allan Proctor and his wife, Elaine, who ran the A Proctor Group. When the couple passed away, their daughters put the house on the market with a price tag of £1.2 million.

1. HORSEY REACH, STANLEY

Many properties in my top 10 of 2023 have featured waterside settings. And with good reason – Tayside and Fife has no shortage of beautiful coastline, rivers and lochs.

But one offered a waterfront setting that managed to eclipse all the others.

Built on a clifftop, Horsey Reach offers spellbinding views up and down the River Tay.

Built in 2010, it's spread over three levels and has curved walls, huge expanses of glazing and exposed beams and metalwork.

There are no fewer than three levels of decking to enjoy riverside views from. The lowest level is an incredible expanse of timber that cantilevers out over the cliff edge.

Horsey Reach was on sale for offers over £599,000 but – hardly surprisingly – was snapped up within a few days of going on the market.

