



WESTER DUNBOG

NEWBURGH
CUPAR, FIFE



ATTRACTIVE PERIOD FARMHOUSE WITH LOVELY RECEPTION ROOMS

Wester Dunbog, Newburgh, Cupar, Fife KY14 6JF

Attractive period farmhouse with lovely reception rooms

Accessible setting on edge of hamlet

Adjacent to equestrian facilities

Beautiful walks in hills to south

Extensive gardens provide privacy



Vestibule, Hall, Cloakroom

Drawing Room, Dining Room & Sitting Room

Kitchen, Laundry & Boot Room

5 Bedrooms, Dressing Room, 3 Bathrooms

Stone Outbuildings & Timber Stables

Established Gardens with Lawns & Pond

EPC = E

About 1.63 acres

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3738
edinburgh_countryhouses@savills.com





DIRECTIONS

Wester Dunbog is situated off the A913 between Newburgh and Cupar.

Travelling north from Edinburgh on the M90 exit at Junction 8 and follow the A91 towards St Andrews. At the Melville Lodges roundabout turn left onto the A92 signposted to Tay Bridge and Dundee. After about 3.5 miles turn left onto the A913 towards Newburgh and Perth. Dunbog is on the left after 2.5 miles.

Follow the minor road up to the houses. The gates to Wester Dunbog are on the right, just before the steading.









SITUATION

Wester Dunbog is set in its own gardens which are immediately backed by a former farm steading used by Team Oakden who train, coach and run livery for competitive equestrian eventing. There are several other properties close by with fields around. The hills rise to the south with a loop around Cairnie Hill and Dunbog Hill being a designated walk.

The property is situated in northeast Fife, which is renowned for its attractive undulating countryside and for its easy access to Dundee, Perth, Edinburgh and the other major population centres of central Scotland.

Local facilities include a primary school at Dunbog and shops at Newburgh. The market town of Cupar provides a wider range of shops and professional services. There are railway stations at Ladybank and Cupar with regular services to Edinburgh. St Andrews, renowned worldwide as the 'Home of Golf', is 17 miles away and Ladybank has a well-regarded 18-hole heathland course.



DESCRIPTION

Wester Dunbog is a substantial stone farmhouse of character. It has an impressive front façade with a pillared doorway and ornamental dormer above. The house faces west overlooking its garden sheltered by mature trees.

The house was renovated by the present owner in 2006. The impressive hallway, fine reception rooms and the galleried and arched landing on the first floor are all special features. There are bay windows to the drawing room and master bedroom.

ACCOMMODATION

Vestibule with tiled floor and half glazed inner door and side panels. Hall with decorative pillars and stairs to first floor. Cloakroom with WC and wash basin.

Drawing room with bay window with window seat, fireplace with Adam style wooden mantel. Dining room with fireplace with wooden mantel and tiled surround. Sitting room with Victorian tiled fireplace with wooden mantel.

Kitchen with wooden fronted floor and wall cupboards, four oven oil fired AGA, island unit with gas hob, integrated dishwasher, Miele wall oven and sink.

Laundry with sink. Plumbed for washing machine. Separate WC. Arch to boot room with coat hooks and boot racks. Boiler room.

First Floor

From hall, stairway with carved wooden banisters to galleried landing with double archways.

Principal bedroom with bay window. En suite bathroom with bath, two wash basins, shower and heated towel rail. Dressing room with built in wardrobes.

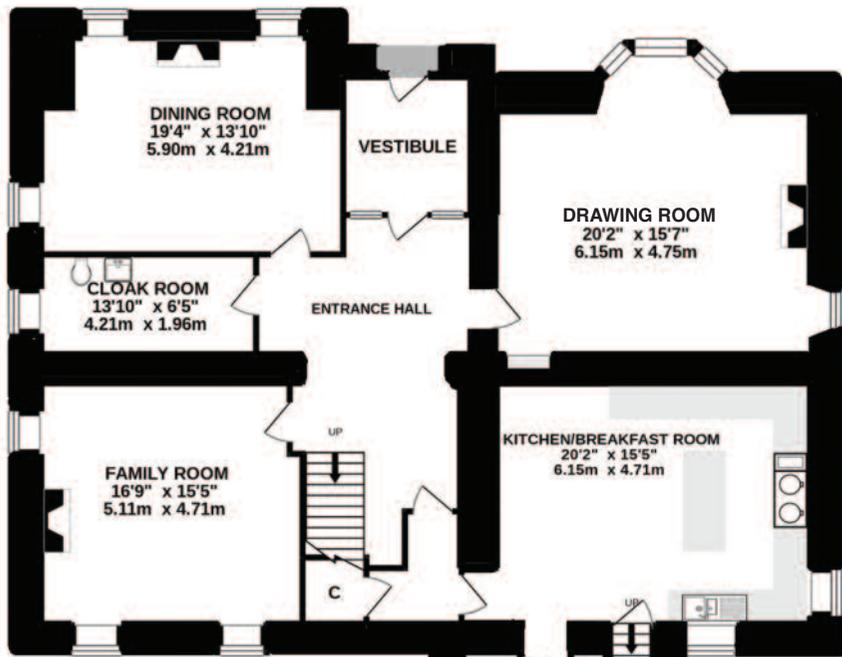
Off the main landing are three further bedrooms and a shower room.

Arch to lower landing with back stairs to kitchen. Shelved linen cupboard. Bathroom and bedroom 5.

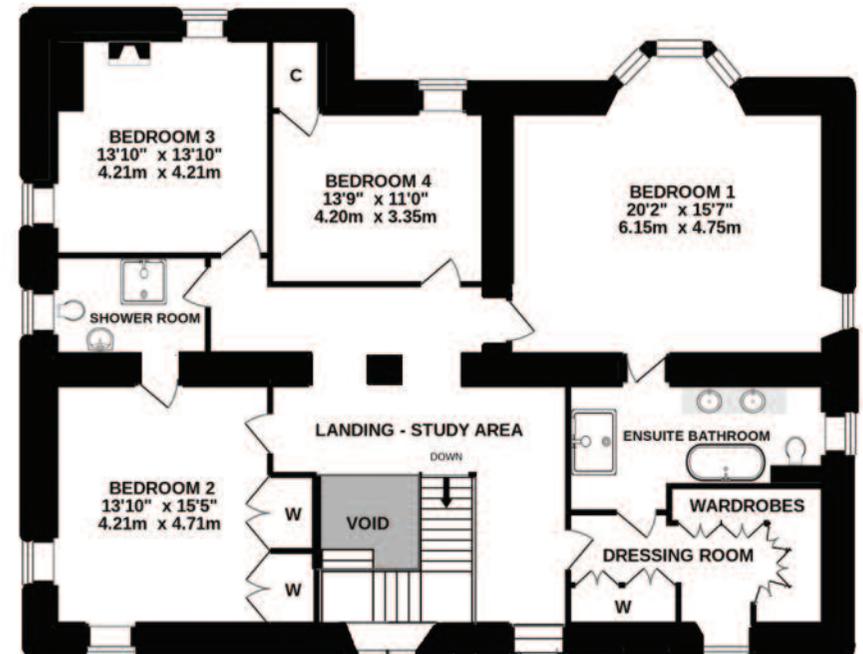




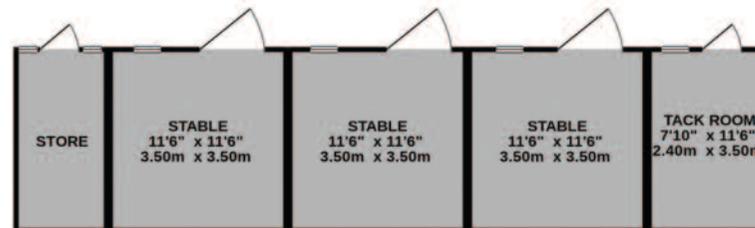
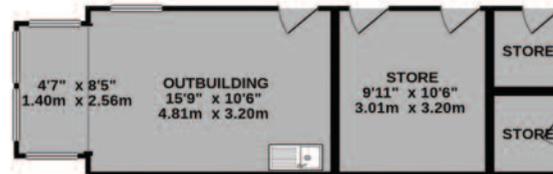
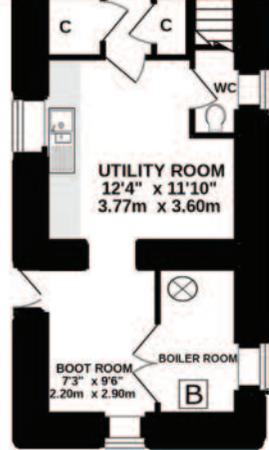




GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

WESTER DUNBOG

Gross internal area (approx)

4,036 sq.ft (375 sq.m)

(Not including Outbuildings)

For Identification Only. Not To Scale.

OUTBUILDINGS

A lane leads down the side of the house to a gravel yard behind. Upper Rathmore has a dedicated parking space in the corner with space to build a garage if required. There is a wooden storage shed.

GARDENS

Wester Dunbog is set in impressive gardens which were replanted in 2012 in a naturalistic style by a landscape designer. The gravel drive leads to a sweep at the front door to the west of the house. Opposite are lawns backed by a stone wall and hedges with a variety of flower beds, shrubs and trees.

Beyond the hedge to the west of the house is a kitchen garden. In the northwest corner is a pond with a footbridge over. The gardens continue to the east of the house with a drying green and the tree lined drive.





GENERAL REMARKS

VIEWINGS

Strictly by appointment with Savills - 0131 247 3738.

SOLICITORS

Rollos, 6 Bell Street, St Andrews, Fife, KY16 9UX
Tel: 01334 477 700
Email: Juliegrinyer@rollos.co.uk

SERVICES

Mains electricity. Mains water via private pipe shared with farm and other properties in Dunbog. Private drainage to septic tank.

Central heating and hot water from oil fired boiler.

ACCESS

The road to Dunbog is Council maintained from the A913 up to the T junction at the cottages. Wester Dunbog has a servitude right of access over the farm road which leads to the front gates.

The stables currently face into the steading. The doors would need to be changed to the other side to use them for horses.

LOCAL AUTHORITY & TAX BAND

Wester Dunbog is in Fife Council Band G.

FIXTURES & FITTINGS

The dresser in the kitchen is specifically excluded.

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.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

DEPOSIT

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 are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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.

Brochure prepared April 2021 and photographs taken September 2020.

Brochure Code: 123092





