The Lion House

4 Lockhart Place • St Andrews
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4 LOCKHART PLACE • ST ANDREWS • FIFE • KY16 9XB
Superbly refurbished Georgian survival double upper apartment in the heart of St Andrews

Edinburgh 51 miles, Dundee 13 miles, Leuchars Station 4 miles

Lower floor
Sitting room, dining room, kitchen, shower room, hall.

Upper floor
Master bedroom with en suite bathroom, 2 further bedrooms (1 with en suite shower room), wc.

Rear courtyard garden, landscaped front garden.

EPC Rating D
Directions
From Edinburgh / Edinburgh Airport follow the M90 north, leaving the motorway at Junction 8. Follow the signs to St Andrews along the A91. Entering St Andrews, follow the signs for Anstruther, Crail (A917). Continue for a short distance up North Street (A917) in the direction of the cathedral, then turn first right onto Abbotsford Crescent. Turn left onto Hope Street and The Lion House (4 Lockhart Place) will be found on the left hand side, on the corner of Hope Street and Market Street, with the entrance door on Hope Street.

Situation
St Andrews is renowned worldwide as the ‘Home of Golf’. There are now seven golf courses under the management of the St Andrews Links Trust, including the Old Course, regular host to the Open Championship. There are many other golf courses in the area including the new courses at St Andrews Bay and Kingsbarns, and the courses at Elie, Crail, Leven and Lundin Links are all within easy reach.

St. Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town provides good state schooling at Madras College and private schooling at St Leonards, and Dundee High School is within daily reach. The historic town has a good range of shops, hotels, restaurants and recreational and cultural facilities which include a cinema.

To the south of St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and sandy unspoilt beaches. Access by rail, road and air is good. Leuchars railway station (4 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh and a sleeper service to London. Dundee Airport has regular services to London Stansted, while Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 50 miles. There is an alternative dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles).

Historical Note
Lockhart Place, a four-house Georgian survival block, was built in 1847 in the first stage of the development of the parkland of a house called West Park, the property of a Major Holcroft, who married Frances (Fanny) Austen, a relative of the novelist Jane Austen. The St Andrews University Student Union now stands on the site of West Park House. The subsequent development of the parkland, executed by James Hope, a parliamentary barrister, saw the construction of Howard Place, Abbotsford Crescent and Hope Street, intended to meet the need for golfing “gentlemen’s houses” in St Andrews. The layout was influenced by Edinburgh’s Georgian style New Town.

Lockhart Place, which is Category B listed, was designed by George Rae (1811-1869). Lockhart Place itself has a further interesting literary connection, as James Hope married Charlotte Lockhart, the daughter of John Gibson Lockhart (1794 - 1854), Scottish man of letters, himself the son-in-law of Sir Walter Scott. James Hope named the building after his father-in-law, who was Scott’s biographer. When Charlotte inherited Abbotsford in 1853, James Hope assumed the surname of Hope-Scott.
Description

Built in 1847, 4 Lockhart Place (fondly named “The Lion House” for its two recumbent lion statues) is a charming Georgian survival double upper apartment situated on the first and second floors on the corner of Hope Street and Market Street. The property has been fully restored and refurbished by the current owners. The roof has recently been completely replaced with new dormer windows installed on the south side overlooking Market Street. The accommodation has been impressively and tastefully upgraded ensuring the retention of traditional features throughout and a brand new kitchen and bathrooms have been fitted. The heating system has been replaced with a new boiler and traditional style radiators and the property has also been fully rewired.

The entrance to the property is through a wrought iron gate to the front garden from where steps flanked by the two stone lions lead up to the main door to the property. An internal stair, with white painted timber panelling and lit by torch style lamps, then leads up to the internal partially glazed entrance door. The property retains many delightful period features including a spectacular cupola over the hallway which creates a very light and airy atmosphere; a fanlight above the front door; a sweeping staircase with wooden balustrade and galleried landing; a “miniature” door to a large under stairs cupboard; ceiling cornicing and rose; stripped solid wooden flooring; original fireplaces with wooden surrounds and window shutters.

Opening off the entrance hall is the magnificent south facing sitting room, which is a large, light and airy space with a gas fire set into the original fireplace with a white painted wooden surround. The fireplace is flanked by two shelved alcoves and features wonderfully restored decorative ceiling plasterwork, fitted picture lights and working window shutters. There is a separate dining room with a serving hatch from the kitchen, a window overlooking Hope Street and a gas fireplace with white painted timber surround and mantel. The kitchen features windows to the front and rear and a range of high spec appliances including a dishwasher, fridge, freezer and a Neff electric oven with hobs and an extractor fan over. The bespoke units have solid wooden surfaces with an integrated double Belfast sink and two impressive lion heads either side of the oven. There is a back door from the kitchen leading down to the rear courtyard. The lower floor is completed by a shower room with WC, shower cubicle and wash hand basin.

The upper floor has been reconfigured and now provides exceptional accommodation with three double bedrooms (two with en suite facilities). The master bedroom suite has a dressing area and an en suite bathroom with WC, wash hand basin and bath with shower over. A second bedroom has an en suite shower room and a walk in dressing room. All three bedrooms have original fireplaces with wooden surrounds and mantels. and there is also a WC with washbasin off the landing. Also on this floor are a WC with washbasin and a linen cupboard housing the boiler.

Outside

The west facing front garden is attractively laid out with paved walkways, sunken uplighting and flower beds with mature shrubs, spring bulbs and other flowering plants. There are climbing plants on the front of the building. The path leading to the front door is edged with lavender. An external stair with decorative wrought iron handrail leads from the kitchen down to the courtyard garden.
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Gross internal area (approx)
211.23 sq.m (2274 sq.ft)

For Identification Only. Not To Scale.
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General Remarks

Services  Mains water, gas, electricity, and drainage.

Listing  4 Lockhart Place is Category B listed.

Local Authority  4 Lockhart Place is in Fife Council Tax Band G.

Fixtures and Fittings  All fixtures and fittings and the stone lions are included in the sale.

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.

Viewing  Strictly by appointment with Savills - 0131 247 3700.

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