Attractive former farmhouse in private setting close to St Andrews


4 Bedrooms, Dressing Room, 2 Bathrooms.

Range Of Outbuildings with Garage and Garden Stores.


About 3 acres in all

EPC Rating = E
DIRECTIONS
Travelling towards St Andrews from Cupar on the A91 drive through Dairsie and carry on at the roundabout towards St Andrews. North Dron is set in trees off the A91 on the right after about ½ mile. It is the second of two drives, just beyond the entrance to Dron Court.

From St Andrews take the A91 west towards Cupar. Drive through Guardbridge and continue past the Clayton Caravan Park towards Dairsie. North Dron is set in trees off the A91 on the left. It is the first of two drives, just before the entrance to Dron Court.

SITUATION
North Dron has a private setting in over 3 acres of its own grounds 6 miles to the west of St Andrews. The house is shielded from the A91 by a belt of mature trees and has a lovely outlook over rolling farmland to the south.

The grounds give the house great protection and amenity. There is a lane which leads to some cottages beyond. The nearby railway line is in a deep cutting so that the noise intrusion is minimal.

Nearby St Andrews is renowned world wide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at St Andrews Bay and Kingsbarns.

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 easy reach. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities. Beyond 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 is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 46 miles.
DESCRIPTION
North Dron is a delightful former farmhouse built of stone under a pitched slate roof. The front door is on the west elevation which is stone with a bay window. The south elevation overlooking the walled garden has been painted cream with the garden room being an attractive feature.

Internally the house has a practical layout for modern day living. The hall opens into a dining room with a drawing room and study to either side. The large kitchen is in the heart of the house with the garden room off. The original house has been extended with the addition of a cloakroom and boot room to the side. There are a utility room and stores behind.

There are four bedrooms on the first floor. Two are large bedrooms and two are smaller rooms. There are two bathrooms and a dressing room.

ACCOMMODATION
Stone steps up to half glazed front door to hall with stairs to first floor. Open plan to dining room in centre of house. Deep under stairs cupboard. Study with fitted bookshelves and cupboards below. Drawing room with bay window to the west. Display shelves with cupboard below. Open fireplace with black tiled inset and hearth and wooden mantle.


First Floor
Large landing over hall. Bedroom facing west.

Master Bedroom with bay window. Built in wardrobes with cupboards above and central shelves and drawers. Bathroom with fully tiled corner bath, WC, bidet, wash basin with drawers. tiled shower compartment with power shower, two heated towel rails. (Bathroom cabinet with mirror to be removed).
Bedroom 3 overlooking walled garden. Bedroom 4 with full wall fitted wardrobes with cupboards above. Arch to dressing room with further wardrobes and cupboards. Bathroom with bath, shower, wash basin and WC. Half tiled walls. (Bathroom cabinet with mirror to be removed).

**GARDENS AND GROUNDS**

North Dron is set in mature and well maintained gardens extending to just over 3 acres.

To the west of the house off the driveway is a gravel sweep with a large lawn backed by herbaceous border and a high hedge. There is a wooden garden shed in the corner. A gravel path leads to a wrought iron gate onto the lane.

Immediately to the south of the house is a south facing walled garden. This is mainly down to lawn and surrounded by rose beds and herbaceous borders. There is a dog kennel and dog run in the corner. Beside the garden room is a paved terrace with a greenhouse.

To the north of the house is a further gravel sweep outside the back door with space to park several cars. There is a stone wall and fence dividing off the paddock which lies to the north of the house. This is surrounded by mature trees.

**OUTBUILDINGS**

At the back door are a range of outbuildings which comprise a stone built garage with an arched doorway with double doors. Adjacent is a former byre with the original cobbled floor used as a garden store/log shed. Metal spiral stairs lead to the loft above. There is a lean to between both buildings which is used as a car port.

Behind these buildings is a gravel courtyard with a drying frame. Off it is a further stone built store with a tiled roof and a lean to stone built store with a tiled roof and a concrete floor.
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Ground Floor

- Drawing Room: 6.63 x 4.37 (21'9" x 14'4")
- Study: 3.99 x 2.87 (13'1" x 9'5")
- Dining Room: 4.78 x 4.42 (15'8" x 14'6")
- Hall: 13'2" x 15'2"
- Utility: 2.97 x 2.74 (9'9" x 9')

- Larder
- Linen

First Floor

- Master Bedroom: 6.65 x 4.42 (21'10" x 14'6")
- Bedroom 2: 4.11 x 2.92 (13'6" x 9'7")
- Bedroom 3: 3.12 x 2.92 (10'3" x 9'7")
- Landing
- Ensuite Bathroom

Out Buildings

- Gross internal area (approx) 164.43 sq.m (1770 sq.ft)

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Gross internal area (approx) 301.55 sq.m (3246 sq.ft)

General Remarks

Services  Mains water and electricity. Private drainage to septic tank. Central heating and hot water from oil fired boiler.

Local Authority  North Dron is in Fife Council Tax Band G

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

Fixtures and Fittings  The two bathroom cabinets with mirrors are excluded. If the Aga is not required by the buyer it will be removed.

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.


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JMN – Brochure prepared May 2017