



DURA HOUSE

Pitscottie, Cupar, Fife



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Pitscottie, Cupar, Fife, KY15 5SZ

Cupar 2 miles. St Andrews 7 miles

Magnificent Scots Baronial country house in private setting close to St Andrews

B listed Scots Baronial country house
Set in wooded grounds close to St Andrews
Upgraded in 1970s but now requiring refurbishment
Practical layout for modern occupation
Large, well laid out rooms. 9,897 ft²

Reception hall, dining room, office & kitchen
Three fine reception rooms on first floor
9 bedrooms & 3 bathrooms
Useful range of outbuildings
Lawns and wooded policies
Impressive entrance, long tree lined drive

EPC = F

About 8.7 acres in all

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8 Wemyss Place
Edinburgh EH3 6DH
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SITUATION

Dura House is set in over 8 acres of its own, wooded grounds in the rolling countryside between St Andrews and Cupar. There are far reaching views from the tower at the top of the house.

Cupar is an active market town with a variety of shops and services. The nearby village of Pitscottie has a café. The Peat Inn, one of Scotland's best known restaurants, is close by.

St Andrews, renowned worldwide as the 'Home of Golf', is only 7 miles away. There are now seven golf courses at St Andrews including the Old Course which regularly hosts the Open Championship, the 150th scheduled to be played there in 2021. There are many other golf courses in the area including The Dukes Course, Kingsbarns, Crail and Elie. St Andrews is also well known for its university which is one of the oldest in Britain (founded in 1413).

Access by rail, road and air is good. Cupar railway station is on the main Aberdeen to London line and provides a link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is 43 miles away.

DESCRIPTION

Dura House dates from the 18th century but may incorporate an older structure, said to date from the early 1600s. The house was extended into its present form in 1861 by the Edinburgh architect James Milne.

The house has the most magnificent front façade with a front facing gable flanked by spires above the front door which has a pediment and coat of arms. The south elevation also has battlements, crow stepped gables and three further spires. There is a square tower in the north east corner.

Internally the house has a simple and practical layout and the rooms are highly functional. An entrance vestibule with tiled floor gives access to a reception hall with wooden pillars and an open fireplace. The dining room is off this hall.

A back hall leads to an office, cloakroom and kitchen with Aga and Agamatic, water heater, orange topped units and arches to a breakfast area and larder.

A magnificent wide stairway leads to the first floor where there is a bedroom with tower shower room and separate family bathroom and laundry.

Double doors lead to an inner hall with a cupola above and parquet floor. There are three fine reception rooms and a bedroom off this hall. The drawing room has a white marble fireplace and connecting doors to a library with fireplace and built in bookshelves. The Billiard room or Ball Room at the end of the hall has a grey marble fireplace and full height window.

The second floor is arranged in three suites of rooms. The main stairs lead to a landing with 3 bedrooms and a bathroom off. A second landing connects to 3 further bedrooms. The final bedroom with its dressing room is at the top of the back stairs.

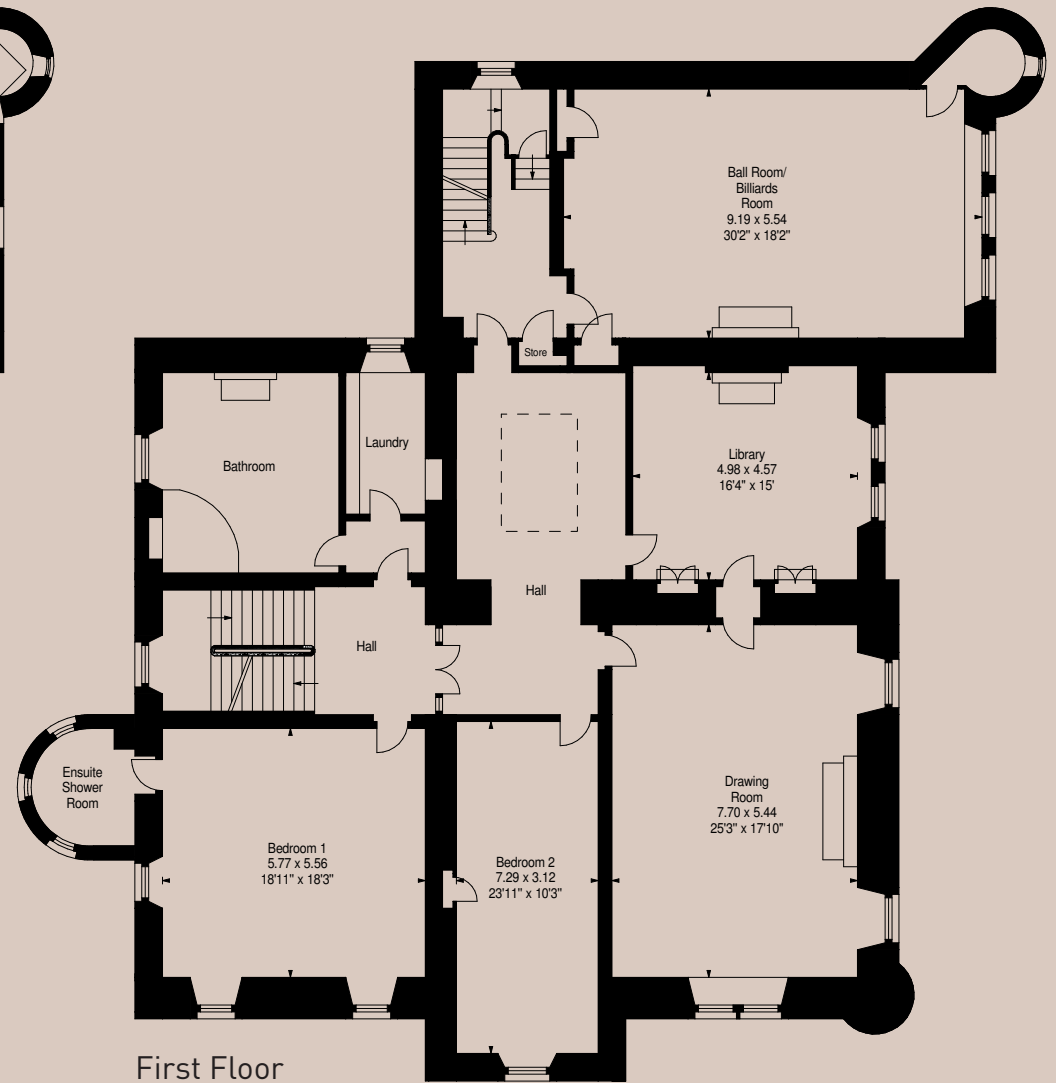
The main stairs continue up to a large, floored loft. The back stairs lead up to the tower.



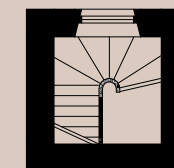
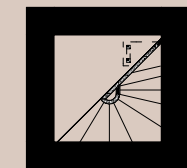
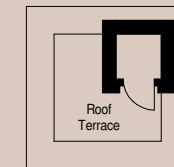
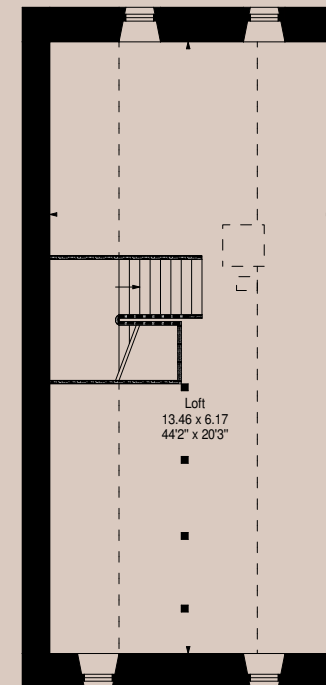
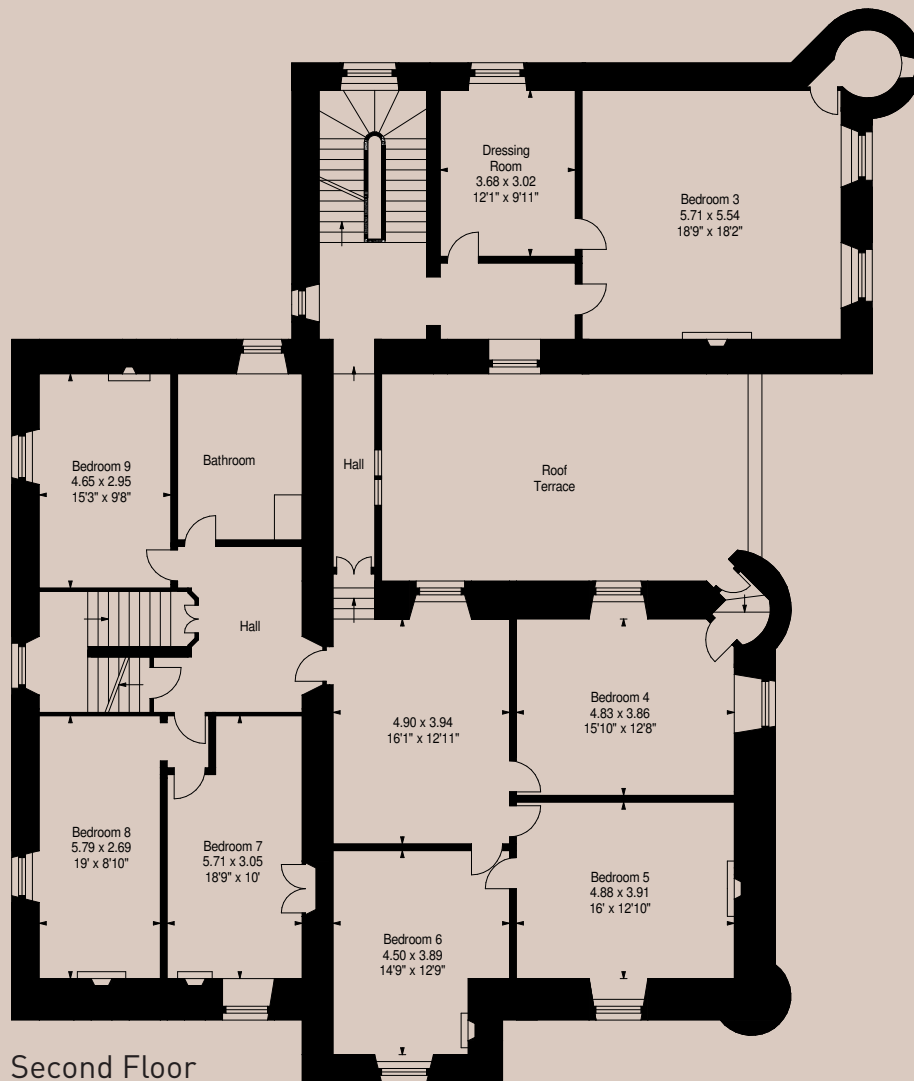




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Gross internal area (approx)
919.43 sq.m (9,897 sq.ft)



OUTBUILDINGS

To the rear of the house is a useful range of outbuildings comprising a garage and stores on the ground floor and workshops above.

GROUNDS

The grounds extend to about 8.7 acres and comprise the gravel sweep and lawns around the house and woodland.

DIRECTIONS

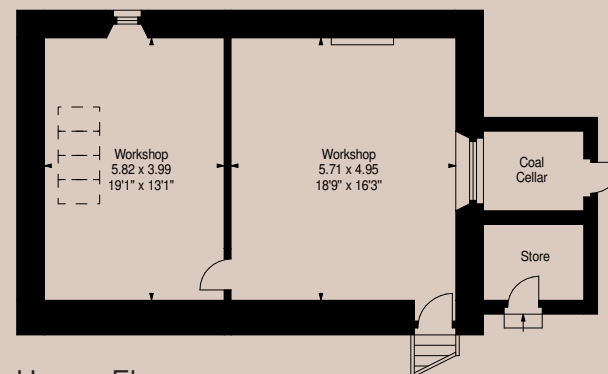
From St Andrews take the B939 west to Pitscottie. Turn right at the junction onto the B940 signposted to Cupar. The gates to Dura House are on the right after about ½ mile.

From Cupar take the B940 towards Pitscottie. The gates to Dura House are on the left after about two miles.

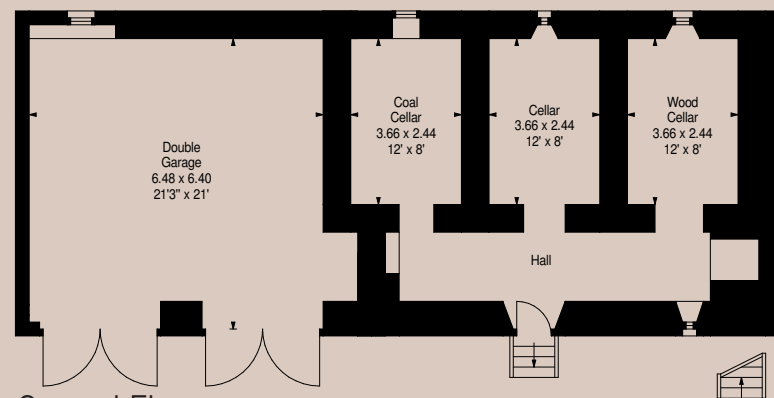


Outbuilding

158.30 sq.m (1,704 sq.ft)



Upper Floor



Ground Floor



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Solicitor

Peter Shepherd
Baillie Shepherd
37 Union Street
Dundee DD1 4BS
Email: peters@baillies-law.co.uk
Tel: 01382 202 444

Services

Mains water and electricity. Private drainage. Heating from diesel fired boiler.
Cooking and hot water from Kerosene fired Aga and Agamatic

Local Authority & tax band

Dura House is in Fife Council Tax Band H.

Listings

Dura House and Dovecote are listed Category B. The Gate Piers (and Gate Lodge) are listed Category C.

Adjoining Property

The Gate Lodge and adjoining land is owned by the seller's family.

Fixtures & Fittings

Standard fixtures and fittings 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.

IMPORTANT NOTICE

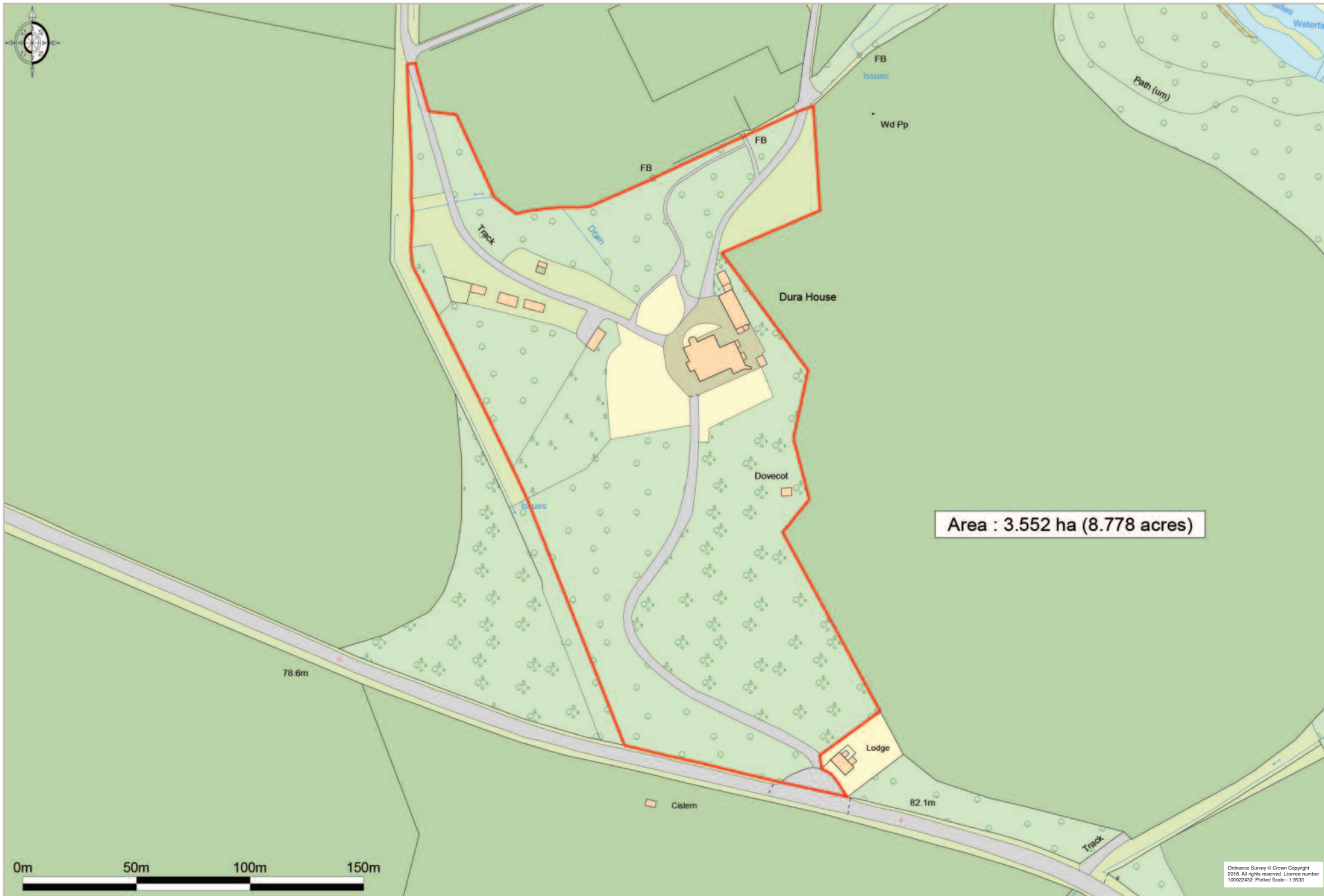
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