

NEWBURN SCHOOL HOUSE

UPPER LARGO, FIFE



savills



NEWBURN SCHOOL HOUSE

UPPER LARGO, FIFE, KY8 6JE

Superbly renovated country house close to Elie and Fife coastline



Superbly renovated former school house
Deceptively spacious accommodation on three floors
Open plan and traditional rooms
Extensive bedroom accommodation
Fantastic outlook over orchard to coast

Accommodation

Stunning new kitchen opening into drawing room
Former school room used as games room
Hall, sitting room, library, back kitchen
8 bedrooms & 5 bathrooms. Bunk room & study
Enclosed garden around house. Orchard opposite with pretty pavilion. Garage.
EPC = F

About 1 acre in all



savills.co.uk

Savills Edinburgh

8 Wemyss Place
Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com



DIRECTIONS

From Upper Largo take the A917 east towards Elie. After about a mile, take the turning on the left signposted to Newburn. Newburn School House is on the left hand side.

SITUATION

Newburn School House has a spectacular setting on the edge of the hamlet of Newburn. The south-facing views from the upper floors of the house over the Firth of Forth and along the Fife coastline are superb.

Newburn is situated in the East Neuk of Fife – a corner of Fife running from Largo Bay to St Andrews, boasting fishing villages built around picturesque harbours, sandy unspoilt beaches and rich farmland. The village of Lower Largo provides primary schooling, a post office, local shops, a garage, a pub and a hotel.

The popular seaside destination of Elie, which boasts one of the finest beaches in Scotland, is only 4 miles to the south. Sailing and water sports are available at Elie Harbour and there is an 18 hole golf course and a 9 hole course suitable for beginners. Elie Sports Club offers golf practice facilities, several hard tennis courts and a bowling green. Elie is well served by pubs and cafés including the renowned Ship Inn. Other recreational opportunities include horse riding, with the Fife Pony Club available for younger enthusiasts.

St Andrews, the historic cathedral and university town, renowned worldwide as the “Home of Golf” and host of the 2021 Open Championship, is 12 miles north. Here there is a good secondary school (Madras College) and private education at St Leonards. In addition to the many golf courses around St Andrews there are courses at Lundin Links, Charleton and Crail. A new championship course is being built close to Newburn School House, at Dumbarnie Links and is due to open for play in spring 2020.

Newburn School House is conveniently located for the Fife link road (A92) which provides dual carriageway access to the motorway network and Edinburgh, which is within an hour’s drive.

Edinburgh Airport provides both domestic and international flights and is a 45 minute drive away. Kirkcaldy has a mainline railway station on the east coast line from Aberdeen to Edinburgh with a through service to London.

DESCRIPTION

The original part of Newburn School House is believed to date from 1632 when it was used as a school room. The property was extended into its present form in 1850. Further additions were made in 1930 with the new space serving as a village hall. It was bought and upgraded by the present owners in 2007 who used Lorn Macneal Architects to create the outstanding family home which exists today.

The house is now an absolute delight, combining smaller traditional rooms in the west wing with large, open plan rooms in the east wing. The front door leads to a hall with a sitting room to the side. The outstanding kitchen is in the heart of the house and has a south facing door to the garden with two doorways leading to the main drawing room. The former porch has been converted into a WC. The school room beyond has an outside door and is a fabulous games or party room.

The north part of the house comprises a boot room opposite the back door with a library behind. There is a back kitchen / utility room with a shower room adjacent to the north door so children can clean up after the beach before coming into the house.

There are five bedrooms and a study on the first floor. The master bedroom with its en suite bathroom and dressing area is particularly impressive. The remaining four bedrooms share two bathrooms.

There is a landing on the first floor with bedrooms 6 and 7 either side. A shower room connects to the back stairs and bedroom 8. Also off bedroom 7 is a large bunk room which is ideal for children’s sleepovers.





GARDEN

The garden immediately around the house comprises a gate and footpath at the front door with lawns either side and a paved terrace outside the kitchen. There is a gravel drive and parking area to the rear where there is a double garage and log store.

A raised lawn with a tree house, and the lawn to the east of the drive with a sunken trampoline are not on the property's titles but have been occupied and maintained by the house for many years.

On the opposite side of the road is a 0.8 acre orchard surrounded by high hedges. There is a circular pavilion with a dovecote above in the middle. There also a circular hedged area with a pagoda and a vegetable area in the corner.





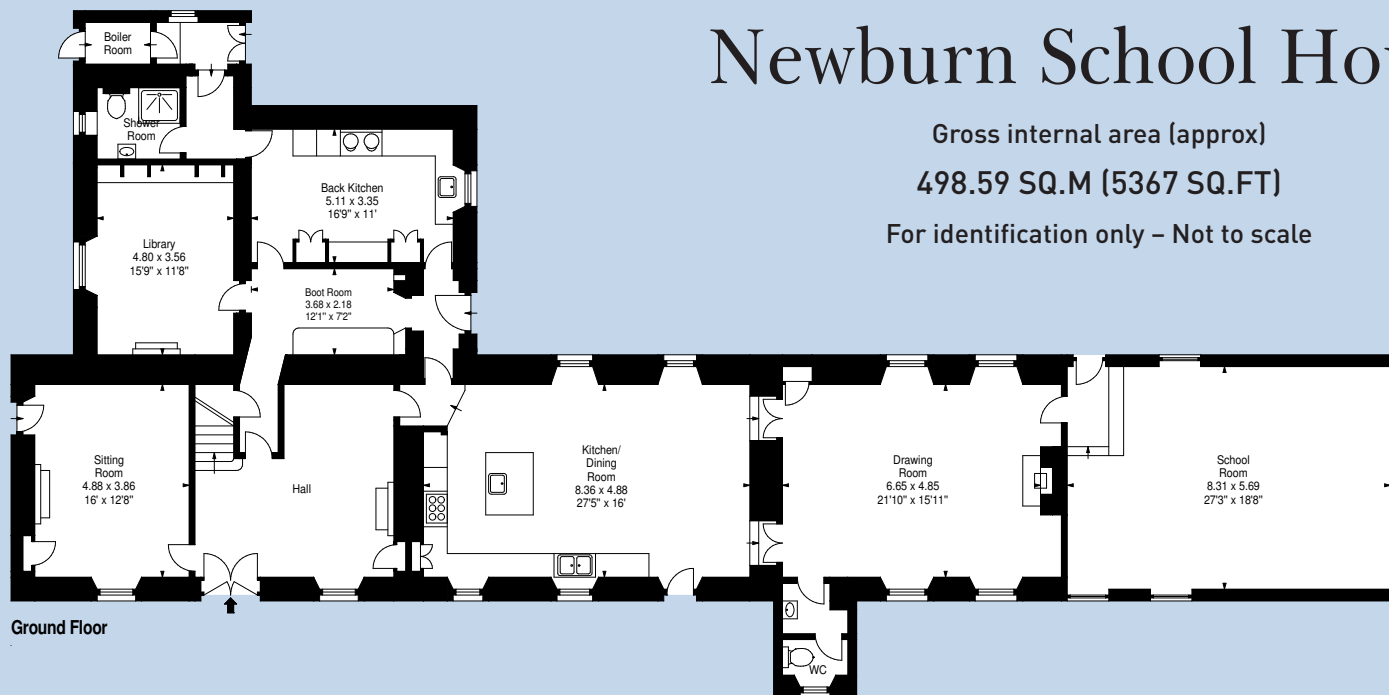


Newburn School House

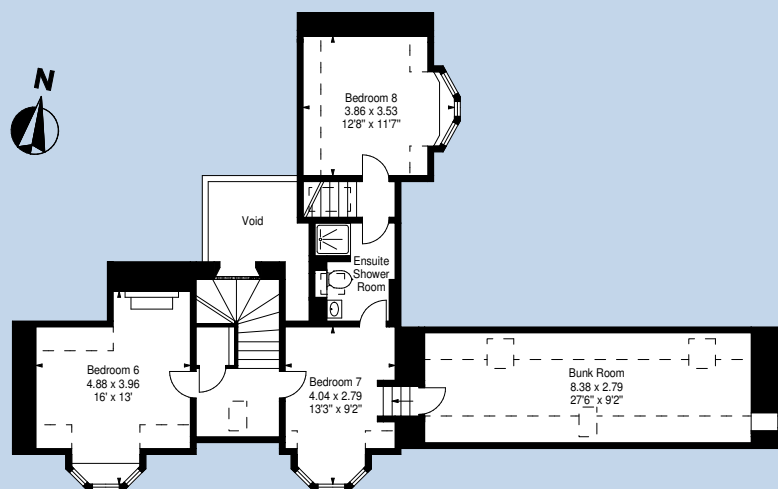
Gross internal area (approx)

498.59 SQ.M (5367 SQ.FT)

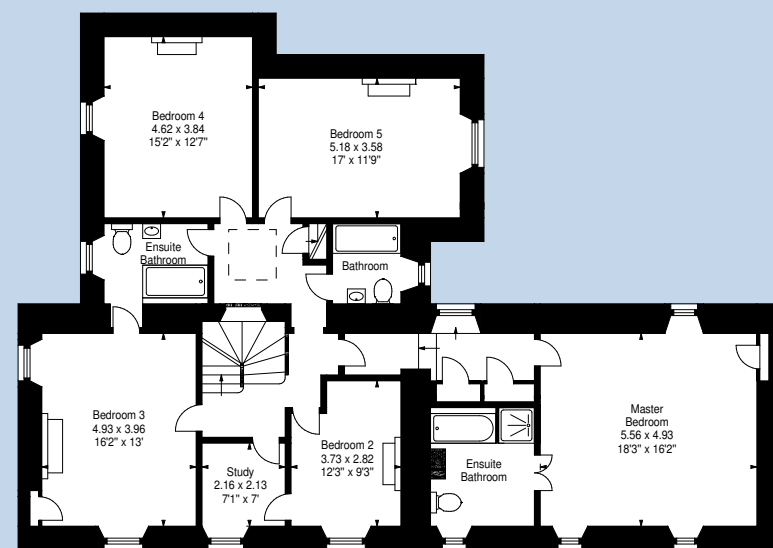
For identification only – Not to scale



Ground Floor



Second Floor



First Floor

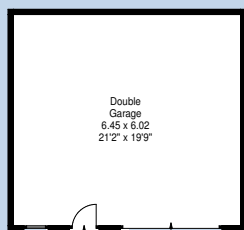
Outbuildings

Gross internal area (approx)

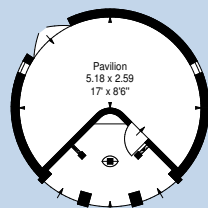
Garage – 39.02 SQ.M (420 SQ.FT)

Pavilion – 30.66 SQ.M (330 SQ.FT)

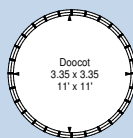
For identification only – Not to scale



Ground Floor



Ground Floor



First Floor



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water and electricity. Oil fired boiler. Private drainage.

Local Authority & tax band

Fife Council tax band H.

Listing

Newburn School House is Listed Category B.

Access

Newburn Schoolhouse has a right of access over the access square to the orchard.

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, images 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.

Photographs taken May 2019


Brochure prepared August 2019

190606









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

savills