



KIRKTON BARNS FARMHOUSE

TAYPORT • FIFE • DD6 9PD

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*Substantial farmhouse with open views,
photography studio and paddock*

*Tayport 2 miles, Dundee 5.5 miles, St. Andrews 9.7 miles, Edinburgh 54 miles
(all distances are approximate)*



Vestibule, entrance hall, drawing room, dining room, sitting room.

Kitchen, study, larder, store, utility room.

Five bedrooms (two with shower rooms en suite), two bathrooms.

Self contained annexe with bedroom, shower room and kitchen.

Artist's studio, photography studio, courtyard, garden.

Paddocks (about 7.5 acres).

EPC Rating = E

About 9.6 acres in all

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SITUATION

Kirkton Barns Farmhouse is situated in rolling farmland to the north of Fife. The property offers panoramic views to the south and over the coastline towards St Andrews.

The town of Tayport offers excellent local shopping and social activities as well as a quiet marina and good local schooling, both primary and nursery. Kirkton Barns is also conveniently placed for larger towns, including Cupar and St Andrews, in addition to the city of Dundee accessed across the Tay Road Bridge. Kirkton Barns Farmhouse is in the catchment for Madras College, the local secondary school (St Andrews), and independent schooling is available at St Leonard's in St Andrews and The High School of Dundee.

There are frequent local bus services and good access to major road links, including the M90 and the A90. Perth, Aberdeen and Edinburgh are all within comfortable driving distance. There are railway stations at Leuchars and Dundee, with direct services to Aberdeen, Edinburgh and London. Edinburgh International Airport lies approximately 56 miles to the south by road, and more locally the regional airport at Dundee offers services to London Stansted.

This is an area of particularly outstanding and varied countryside, with hill, wood, river, farmland and coast. The result is a fine choice for the outdoor enthusiast, with walking, cycling, sailing and riding all readily available. It is perhaps golf for which Fife is most famous, however, with numerous top quality courses in a comparatively small area including the world renowned Old Course at St Andrews, which plays regular host to The Open Championship.



DESCRIPTION

With an elevated south facing position, Kirkton Barns Farmhouse has wonderful natural light. There is a lovely outlook over the garden, with views over the fields and surrounding countryside. The farm buildings are mostly screened from the house by mature trees and provide good shelter from northern extremes.

The principal entrance, also located to the south of the property, leads into a vestibule and then to a welcoming entrance hall, with a staircase to the first floor. The spacious drawing room makes the most of the lovely views and the well-proportioned dining room is ideal for entertaining. Beyond the hall there is a study, two store rooms, the kitchen, utility room and an internal access to the self contained apartment. The kitchen features base and wall units, space for a breakfast table, and integrated appliances including a hob, two ovens, fridge/freezer and microwave.

The apartment can be self contained by use of the courtyard entrance. The main reception area of the apartment is spacious and well-lit from a double height window. A kitchenette provides all the basic necessities for a kitchen including sink, hob, fridge and microwave oven. Stairs lead up to the bedroom and shower room.

The principal staircase sweeps up to a large landing naturally lit from a large double height window set above the main entrance and which provides spectacular views over the front garden and fields below. The landing provides access to five spacious bedrooms, two of which have shower rooms en suite. There are also two bathrooms.

Outside

A driveway leads off the access road to a gravel parking area. There is also plenty of parking space to the rear of the house where steps descend into an enclosed courtyard where there are some good outbuildings including an artist's studio and stores.

A walled garden lies below the front of the house with terraced beds situated to either side of the steps leading down to the front lawn. A paved area next to a pond provides a tranquil area for seating. To the side of the house is a second patio with pergola, which lies adjacent to the rear courtyard.

There are two fields by the house. The larger paddock to the front of the house is permanent pasture and extends to about 7.5 acres.

Artist's studio and photography studio

Set within the courtyard to the rear of the house is an outhouse which has been converted to create a superb artist's studio with plenty of natural light and exhibition wall space. To the east of the house there is a purpose built Scandinavian style cabin which has been specially designed as a photography space with kitchen, changing facilities and studio.

DIRECTIONS

At Five Roads Roundabout on the A92, take the A919 towards St Michaels and then the immediate left hand junction. At the T junction with the A914 turn left. Continue north on the A914, turning right at the crossroads. Follow this road for just under a mile, turning left up the farm road signposted for Kirkton Barns Farm.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, electricity, private drainage to septic tank. Oil fired central heating.

Local Authority & tax band

Fife Council Tax Band G

Miscellaneous

There are full rights of access over the access road which is owned by Kirkton Barns Farm.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.



Approximate Gross Internal Floor Area:

Main House

405.23 m² (4362 sq ft)

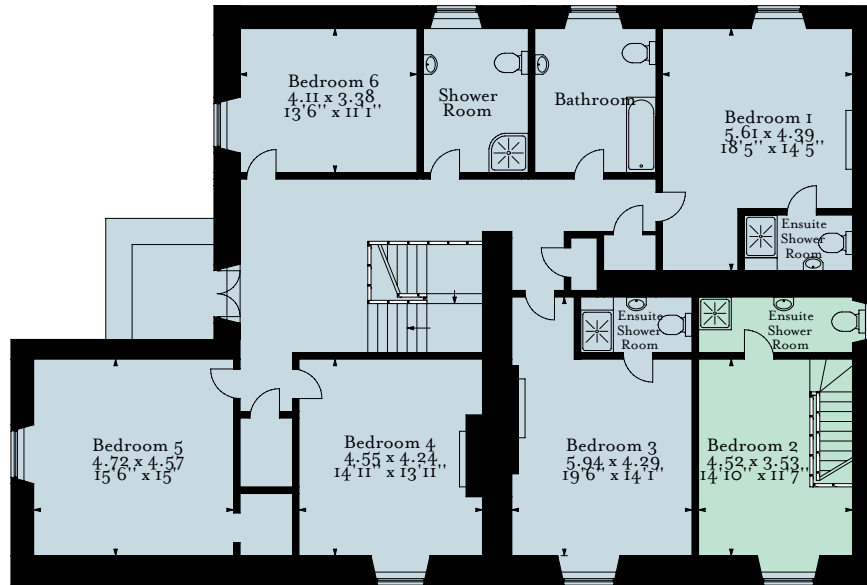
Photographic Studio

52.02 m² (560sq ft)

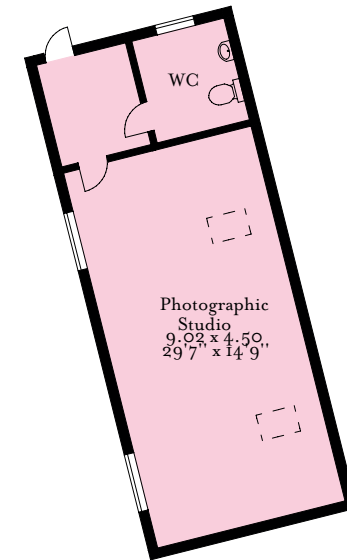
Artist's Studio

23.23 m² (250 sq ft)

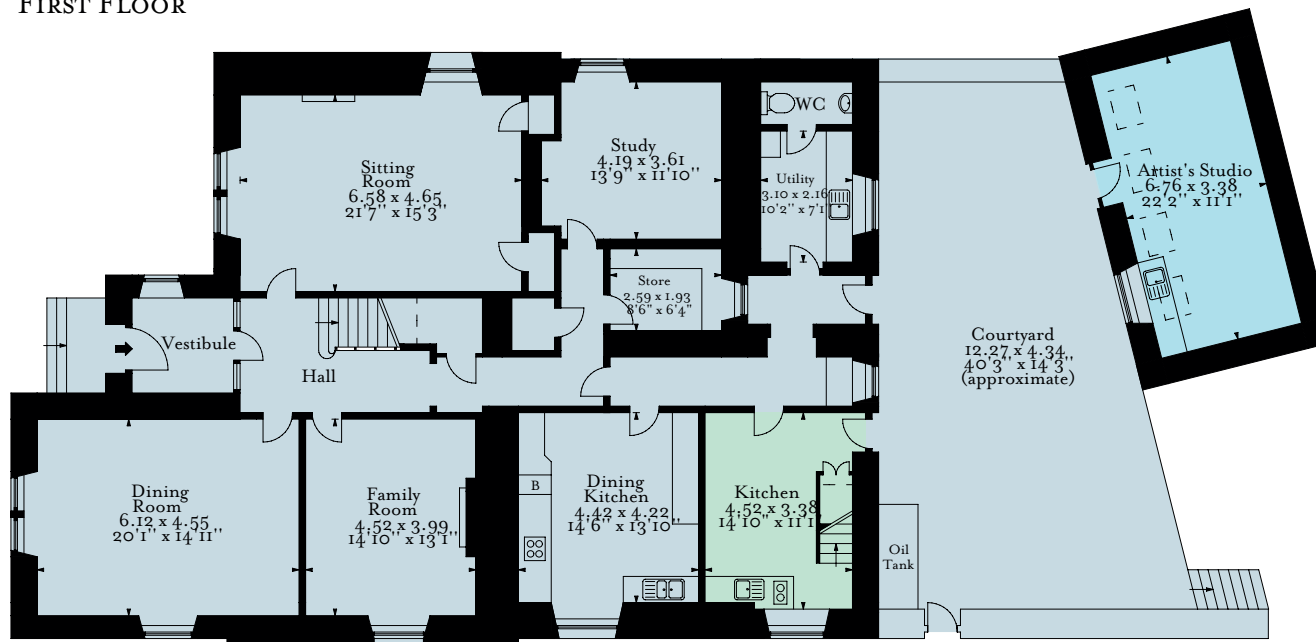
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FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

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.

Photographs

May 2019 (Internal February 2018)

Brochure Code

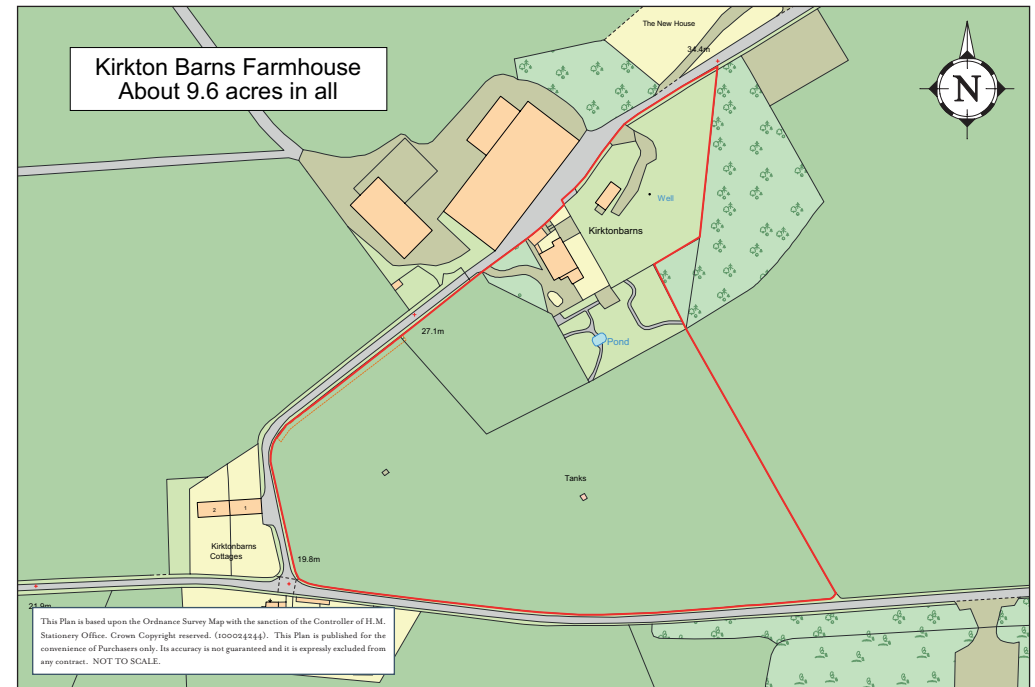
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