

JENNISTON HOUSE



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LADYBANK CUPAR FIFE KY15 7SJ

OUTSTANDING MODERN HOME WITH TOP QUALITY FINISH AND FITTINGS

Substantial home with generously sized rooms
Finished to a high standard with top quality fittings
Highly insulated with ground source heat pumps
High wall and automatic gates give great privacy
Accessible rural setting with views to Lomond Hills

Hall with WC, drawing room, dining room, sitting room, games room

Superb kitchen and adjoining family room

8 bedrooms & 4 bathrooms

2 bedroom cottage. 5 car garage & workshop

Enclosed private grounds. Extensive lawns

EPC = C

About 2.48 acres in all



SITUATION

Jenniston House has an attractive and accessible countryside setting. The property is backed by woodland and has an open outlook across the fertile plains of the Howe of Fife to the Lomond Hills.

Jenniston House is 15 miles from St Andrews which is renowned worldwide as the home of golf and is a regular host to the Open Championship, next to be held there in 2022. There are many other golf courses in Fife including nearby Ladybank which is a lovely heathland course.

Despite its rural setting, Jenniston House is very well placed for Edinburgh and Edinburgh Airport via the M90. Edinburgh Airport is on the near side of the city and is readily accessible. There is a railway station at Ladybank (2 miles) on the main east coast line with regular services to Edinburgh and onto London. It goes north to Perth, Dundee and Aberdeen.

Cupar is a thriving market town which provides all essential local facilities including a good range of shops, professional services and supermarkets. Perth, Dundee and St Andrews are all within 20 miles. Private schools for all ages are available with St Leonards at St Andrews and Strathallan, Kilgraston (for girls), Craigclowan (up to age 13), Dollar Academy and Glenalmond all near Perth. The University of St Andrews is one of the oldest in the UK.







LAYOUT

Jenniston House is a modern home which offers country house grandeur.

The house is stone faced under pitched clay pan tile roofs with dormer windows. It has an impressive and evenly proportioned front façade and a spacious and well finished interior which makes it ideal both for entertaining and for family living.

The rooms are extremely spacious, bright and well laid out. A generous hall, with feature oak central staircase, makes an impressive entrance and gives access to a magnificent drawing room with views over the garden and to the Lomond hills to the west. It has air conditioning as does the dining room beside.

A grand corridor leads to the sitting room which faces south across the drive and front lawns. The kitchen and family room opposite are bright and spacious and benefit from large windows, patio doors and electric Velux windows overlooking the courtyard behind. There is excellent storage space with a utility room and boot room.

Connecting doors lead to the east wing with two guest bedrooms (one used as an office), a bathroom and a large games or party room (this could also be used as a gym / home cinema) with double patio doors leading onto a large terrace.

There are two additional bedrooms on the upper floor.

The flooring is insulated concrete with Porcelanosa tiling to all ground floor rooms. This provides a welcome level of cooling in the summer months and the underfloor heating provides a lovely warmth to the touch and throughout the house in the winter months.

First Floor

The first floor accommodation is centred on a galleried landing. There is a wonderful principal bedroom with a west facing balcony served by its own dressing room and en suite bathroom. There are three further family bedrooms. One has its own en suite bathroom. The other two share a shower room.

Cottage & Garaging

There is a two bedroom cottage opposite adjoining a range of outbuildings. The cottage is well finished and generates a useful income from holiday lets. The outbuildings comprise five garages and a workshop, designed to look like a row of cottages from outside. The garages and workshop are heated and insulated with hot and cold water and a WC.







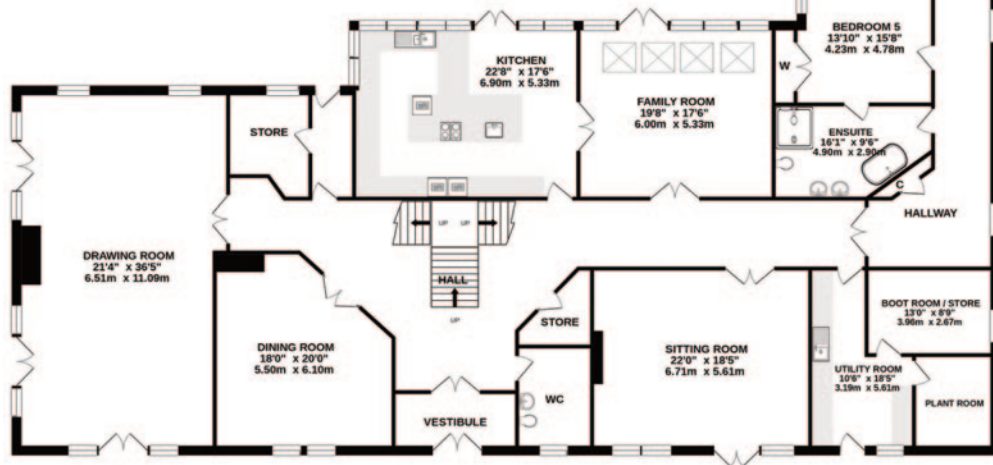




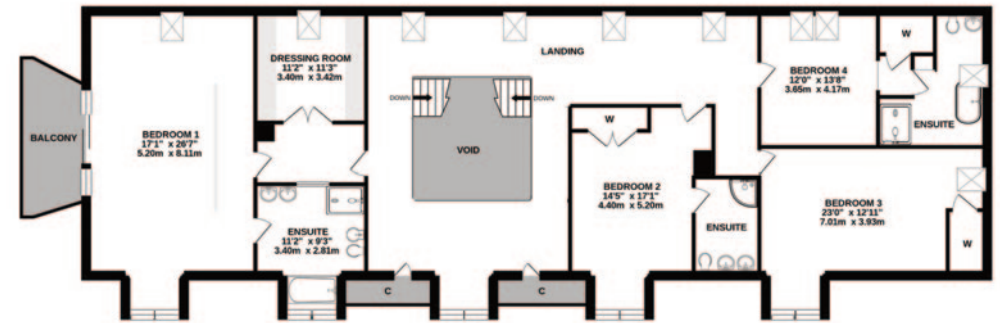
JENNISTON HOUSE

TOTAL FLOOR AREA

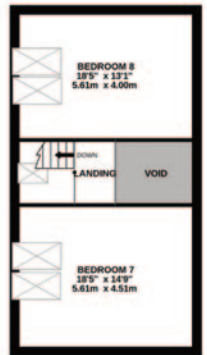
8,117 sq.ft (754.1 sq.m) approx.



GROUND FLOOR



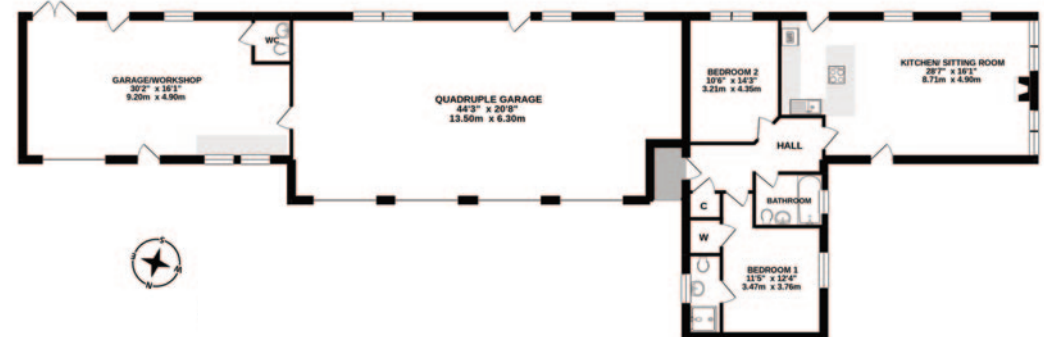
FIRST FLOOR



JENNISTON COTTAGE

TOTAL FLOOR AREA

2,306 sq.ft (214.2 sq.m) approx.









COTTAGE & GARAGING

There is a two bedroom cottage opposite adjoining a range of outbuildings. The cottage is well finished and generates a useful income from holiday lets. The outbuildings comprise five garages and a workshop, designed to look like a row of cottages from outside. The garages and workshop are heated and insulated with hot and cold water and a WC.

GROUNDS

An impressive entrance with electric gates gives way to a large sweeping drive with lawns. To the north of the house, outside the kitchen, is an enclosed private courtyard area which has a backdrop of mature mixed woodland.

To the south the lawns lead around the cottage to a paddock area with a mature Scots pine coppice.

There is also a separate access to Jenniston Cottage and the paddock for guests.

CONSTRUCTION

Jenniston House was built in 2008 / 2009 to a very high specification. Special features include extensive use of solid oak finishings; an outstanding kitchen, top quality bathrooms; feature ceilings and an integrated CAT 6 home network. A 1Gb Fibre cable links the house and the workshop/garages/cottage.

The house has been constructed to be very energy efficient; the primary structure being highly insulated by utilising a SIPS construction architecture. Underfloor heating has been provided on the ground floor with radiators to the first floor and all heating and hot water is provided via two ground source heat pumps. Three heat recovery units complement these to make the house both low in carbon use and energy costs.

FIXTURES AND FITTINGS

Jenniston House has high quality fittings. It is hard wired for WiFi throughout which is provided by a Unifi System. There is a Wyrestorm distributed video system throughout the house. Broadband is provided by 4G (Currently using EE) and ADSL. The average download speed is 30Mb on EE.

There is a Bang and Olufson sound system connected to the TV in the main lounge with five further wall hung TVs.

Lighting control is via a RAKO control system which controls various rooms and the extensive exterior lighting.

There is air conditioning to the drawing room, dining room, family room and principal bedroom which also provides heating if required.

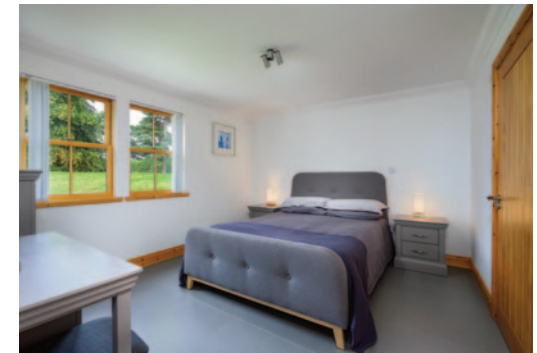
Kitchen by Murray & Murray: Gaggenau and Miele appliances including fridge, freezer, induction hobs, wine cooler, Teppanyaki hob, and dishwasher. Four ovens including microwave/combi oven/ grill, steam combi oven and full sized combi oven. Fridge drawers. Quooker boiling water tap. Waste disposal.

There is a washing machine and condensing tumble drier in the utility room.

Wren kitchen in Cottage: Siemens appliances. Microwave combi oven and main combi oven. 70:30 fridge freezer. Dishwasher. Condensing washer/dryer. Grohe boiling mixer tap.

There are two full rate electric car charging points at the front door. The garages have Hormann insulated up and over panel doors. Full WiFi connections linked to the main house in the garages and cottages.

There is CCTV throughout which can be controlled by mobile telephone. The automatic gates are controlled by telephone and two security panels. Linked Nest Fire and CO2 alarm system installed throughout main house, garages and cottage.



COTTAGE/GARAGES



GENERAL REMARKS

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

John McAndrew,

Baird & Company, North House, North Street, Glenrothes, Fife, KY7 5ND

Direct Dial: 01592 759 555 Email: jmcandrew@bairdco.co.uk

Services

Mains water and electricity. Private drainage. Propane gas.

Local Authority & tax band

Stirling Council tax band H.

Heating

Jenniston House: Central heating and hot water from ground sourced heat pump system with gas boiler as back up.

Cottage: Central heating and hot water from gas fired system.

Exclusions

The Meridian speakers and amplifiers are excluded but may be available at additional cost.

Miscellaneous

A title condition restricts the property to the main house and one cottage only.

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.

Savills Edinburgh

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

Tel: 0131 247 3738

Edinburgh_countryhouses@savills.com

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 and their clients 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, photographs 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.

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