



CRYANREUCH

ST. ANDREWS • FIFE



CRYANREUCH

3 WINDMILL ROAD • ST. ANDREWS • FIFE • KY16 9JJ

LISTED ARTS & CRAFTS HOUSE SET IN LARGE GARDEN IN EXCLUSIVE PRIVATE ROAD

Adjacent to world famous Old Course & walking distance to the renowned “Chariots of Fire” West Sands beach

Hall, cloakroom, library, drawing room and dining room.

Kitchen / living room, stores.

3 principal bedrooms with en-suite bathrooms, 2 further bedrooms and bathroom.

Double garage. Summerhouse and greenhouse.

Generous parking, formal garden and large lawn

About 0.5 acres

EPC Rating = F

Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com



DIRECTIONS

Driving into St Andrews on the A91 go straight on at the first roundabout. Windmill Road is the first road on the right hand side. This private road is directly opposite Granny Clarke's Wynd.

Cryanreuch, 3 Windmill Road is on the left hand side, just before the road bends to the left.

SITUATION

Cryanreuch, 3 Windmill Road, has an enviable situation in a large garden in an exclusive private cul-de-sac which is very close to the 18th fairway of the world famous Old Course and to The Royal and Ancient Golf Club.

The house is also well situated for the centre of St Andrews which can be reached by a footpath. St Andrews provides good state schooling at Madras College and private co-educational schooling at St Leonards. There are other co-educational public schools near Perth (Glenalmond and Strathallan) and Dundee High School is within easy reach.

St Andrews is renowned worldwide as the "Home of Golf". 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 two courses at St Andrews Bay, 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. Leuchars railway station (4 miles) 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 50 miles away.

DESCRIPTION

Cryanreuch is a late Arts and Crafts Voysey style villa. It is harled and painted white with sandstone window sills, tall brick chimneys and a pantile roof with overhanging eaves.

It was built for Colonel Hugh Morris Allen by Donald Mills of Mills & Shepherd with the original plans dated 18th April 1924. Mills and Shepherd contributed extensively to the architecture of St Andrews. The house is a good example of their work and uses characteristic materials of brick, harling and pantiles. Internally they used a significantly lighter coloured oak with more delicate moulding and detailing, than in their other houses. The minstrels' gallery that overhangs the staircase is an unusual feature.

The present owners have upgraded three of the bedrooms adding new bath or shower rooms and have created a new kitchen / family room to complement the fine, original reception rooms. There is a sophisticated security system throughout the premises. The accommodation comprises:

Double door to vestibule; wooden glass panelled door to hall. Hall with stairs to first floor. Cloakroom with wash basin and separate WC.







Library with fitted cupboards and dado panelling, original varnished floorboards, working stone fireplace and French doors to garden. Drawing room with bay window, working Adam style fireplace and double doors to dining room with arched recess and display cupboards.

Hall with under stairs cupboard (with fuse boards) and pantry with fitted cupboards. Kitchen / sitting room with fitted floor and wall cupboards incorporating sink, dishwasher, fridge, Classic 90 cooker and two sets of French doors to garden.

Back hall with skylight and fitted cupboard at north end, door to side of garage, study / bedroom 5 off, walk in north facing pantry with sink, cupboards and shelving. Bathroom with bath, WC and wash basin. Boiler, drying pulley and storage unit. Laundry with washing machine, dryer, fitted cupboards, sink and gas meter. Back door to garden and rotary clothes line.

First Floor

Landing with cupboard and minstrels' gallery off. East and south facing master bedroom with fully fitted wardrobes, dressing table and drawer unit leading into en suite bathroom with jacuzzi, WC, sink, mirror unit and heated towel rail. South facing bedroom 2 with built in wardrobes leading into en suite bathroom with shower unit, WC, heated towel rail, wide sink with mirror unit above. Access to attic. East facing bedroom 3 with built in wardrobes leading into en suite shower room, shower, wash basin with mirror unit above and heated towel rail. West facing bedroom 4 with fitted book shelves and walk in shelved cupboard. Walk in linen cupboard with shelving and skylight, internal window to bedroom 4. Planning permission has been granted to convert the walk in cupboard and linen cupboard to an en suite shower and WC.

GARDENS AND GROUNDS

Two driveways off Windmill Road, both with listed Gate Piers, leading to a large semi-circular tarmac parking area to the west of the house. Arch shaped gate leading to south facing sunken garden. Garage / workshop with up and over electronic door. Gate leading to bin storage area at side of garage.

Fully enclosed L shaped garden to south and west with walls around. Paved terrace outside library with low wall and steps down to sunken garden with pond. Stone bird bath, sun dial and urn. Wooden summer house with covered verandah outside and pantiles matching the main building.

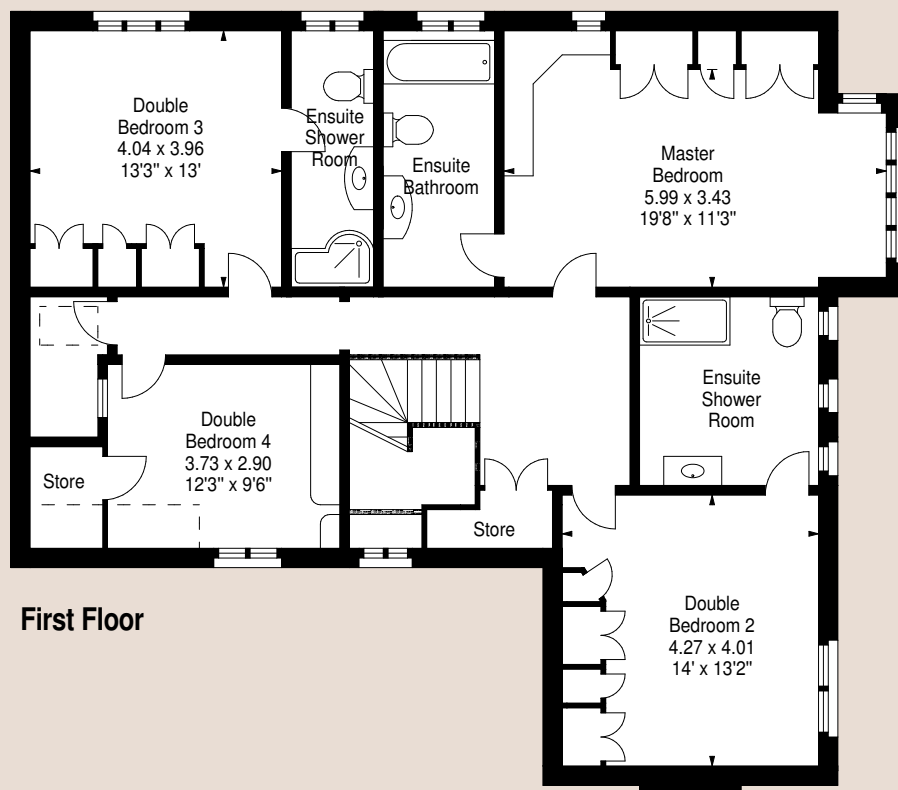
High hedge dividing off large lawn running from front to back of the property. Trees and shrubs around. Small greenhouse in corner.







Ground Floor



First Floor



3 WINDMILL ROAD

GROSS INTERNAL AREA (APPROX)
300.90 SQ.M (3239 SQ.FT)
(INCLUDING DOUBLE GARAGE)

FOR IDENTIFICATION PURPOSES ONLY



GENERAL REMARKS

Services Mains water, drainage, gas and electricity. Central heating and hot water from gas fired boiler.

Listing Cryanreuch House, gate piers and bounds are listed Category C. The house is within the St Andrews Conservation Area.

Local Authority Cryanreauch is in Fife Council Tax Band H.

Access South facing owners share the common ownership of the large forested area between Windmill Road and the car park area.

Fixtures and Fittings The 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.

Viewing
Strictly by appointment with Savills - 0131 247 3738.

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, 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

Brochure prepared July 2018 – Photographs taken June 2018. 29/06/18 ER

