



CUNNOQUHIE MILL HOUSE

CUNNOQUHIE MILL • LETHAM • CUPAR • FIFE • KY15 7RU

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Attractive farmhouse set in the hills of northeast Fife

*Cupar 6 miles, St Andrews 15 miles, Edinburgh 45 miles
(all distances are approximate)*



Stone built former farmhouse. Lovely setting in rolling hills.
Impressive reception rooms. Two conservatories. Beautiful gardens.
Integral double garage



Hall, 3 reception rooms, study
Kitchen & 2 conservatories
4 bedrooms, bathroom & shower room
Integral double garage. Wooden kennels
Established garden with stone walls

1.24 acres

EPC = G

Paddock and steading with stables available in addition.

5.57 acres

Savills Edinburgh

Wemyss House

8 Wemyss Place, Edinburgh

EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com

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DIRECTIONS

From Edinburgh take the M90 north. Take either the A92 past Kirkcaldy or the A91 through Auchtermuchty and continue to the Melville Lodges roundabout. From the Melville Lodges roundabout drive north on the A92 following the signs for the Tay Road Bridge.

The shared drive to Cunnoquhie Mill and Cauty Hall is signposted on the left hand side of the A92 after about 2 miles. Follow the drive up, fork right past a pair of cottages and continue to the house.

SITUATION

Cunnoquhie Mill House is set in a garden of 1.24 acres in the hills of northeast Fife, with superb views over the surrounding countryside. The property is reached by a shared road ensuring excellent privacy.

The house is well placed for Cupar, St Andrews, Dundee and Perth. Edinburgh is only 45 miles by road and there are railway stations at both Cupar and Ladybank.

Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire. Bell Baxter in Cupar and Madras College in St Andrews are both good state schools.

Cupar is an active town with a supermarket, railway station and good range of shops. St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship which will next be held there in 2022. There are many other golf courses in the area include nearby Ladybank. St Andrews is also well known for its university, one of the oldest in Britain, founded in 1413.



There are many opportunities for field sports in Fife. The Fife Foxhounds are active in the county and host an annual point to point.

DESCRIPTION

Cunnoquhie Mill House is a substantial farmhouse built of painted white stone under steep pitched slate roofs. Internally the accommodation is well laid out with large, formal reception rooms to the front and domestic accommodation behind.

There is a central hall off which is a drawing room with Adam style timber fireplace and double doors connecting to the dining room. There is also a sitting room with fireplace, and a study with wood burning stove.

A rear corridor with boiler room and store rooms off leads to the kitchen which has a Rayburn Royal stove, wooden cupboards and walk in larder. It adjoins a conservatory which looks out over the garden. The corridor

continues to a laundry, cloakroom and the north conservatory. There is an integral double garage with up and over door, concrete floor and Worcester boiler.

First Floor

A lower landing leads to the family bathroom with bath, shower, WC and wash basin. The main landing has four good sized bedrooms and a shower room with WC and washbasin off.

Garden

Cunnoquhie Mill House is set in an established garden enclosed by stone walls. There are lawns to the north with a wooden dog kennel and kitchen garden behind. To the east is a gravel sweep with low stone walls dividing off the lawns to the south. There is a large lawn to the west with a paved terrace outside the conservatory and drawing room. There are herbaceous borders and a summer house opposite.





ADDITIONAL PROPERTY AVAILABLE

LOT 2 – Paddock and Wood 4.24 acres

The 3.5 acre paddock in front of the house and the small wood beside are available for an additional price. The asking price is offers over £25,000.

LOT 3 – Farm Steading including Stables 1.33 acres

Behind the house is a substantial farm steading with a row of stables.

To the west is a traditional stone built range under a slate roof which includes a tack room, store room and loft. There is a roudel at the end.

The main steading comprises a substantial portal frame structure with a corrugated roof and concrete flooring. It has brick walls. This

comprises a large cattle court with handling facilities and a machinery store.

Along the front of this building, overlooking the house, are a row of brick built stables with 8 loose boxes with individual feed troughs and water bowls and a work shop.

The Farm Steading including Stables are available for an additional price. **The asking price is offers over £150,000.**

Cunnoquhie Mill Farm

The sellers also own Cunnoquhie Mill Farm which extends to about 280 acres. The farm will retain a right of access over the drive and through the steading to reach the fields beyond.

Some additional grazing may be made available for rent, along with use of a sand menage.



GENERAL REMARKS

Viewings Strictly by appointment with Savills – 0131 247 3738.

Services Mains electricity. Private drainage to septic tank. Shared private water supply with UV filtration system.

Main house heated from combi boiler. Rear quarters heated by Rayburn stove which also provides hot water.

Local Authority & tax band Fife Council tax band G.

Access The access drive is shared with Cunnoquhie Mill Farm, the neighbouring cottages, Canty Hall and Cunnoquhie Estate. Cunnoquhie Mill Farm will retain a right of access over the drive and through the steading to reach the fields beyond.

Fixtures & Fittings Standard fixtures and fittings are included in the sale.

Solicitors Thorntons, 49 Bonnygate, Cupar, Fife, KY15 4BY
01334 653777. cclark@thorntons-law.co.uk

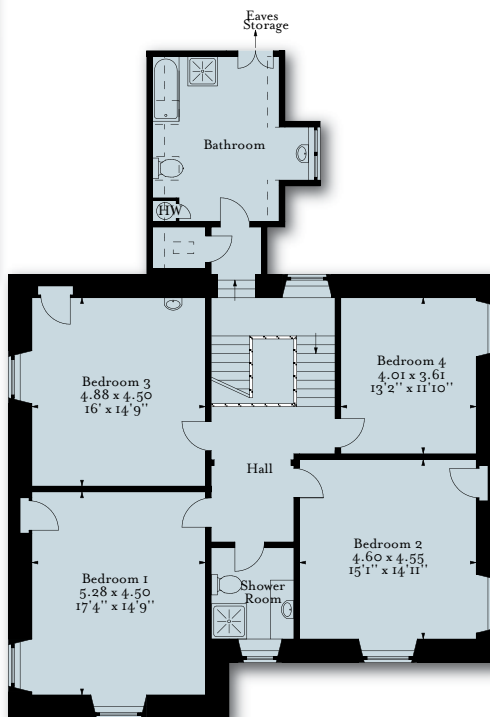
Servitude rights, burdens and wayleaves The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, 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.

Approximate Gross Internal Floor Area:
397.52 sq.m (4279 sq.ft) (Including Garage)

For Identification Only. Not To Scale.



GROUND FLOOR



FIRST FLOOR

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.

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 taken: 2016

