



MOONZIE MILL HOUSE

BALMULLO • ST ANDREWS • FIFE • KY16 0AH

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*Converted mill with paddock in secluded
and picturesque setting*

Balmullo 1.2 miles, Cupar 5 miles, St Andrews 8 miles

Dundee 9 miles, Edinburgh 48 miles

(all distances are approximate)



Entrance hall, sitting room, utility room.

Open plan kitchen and dining room, cloakroom, drawing room.

Master bedroom suite with dressing room and en suite bathroom.

Three further bedrooms (two with en suite bathrooms), family bathroom.

Games room/ bedroom 5, WC.

Integral double garage.

EPC = F

About 3.6 acres in all

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SITUATION

Moonzie Mill House has a private setting in about 3.6 acres of its own grounds 8 miles to the west of St Andrews. The house is set amidst farmland away from the main road affording it and the neighbouring cottages peace and seclusion.

The nearby village of Balmullo has a primary school and nursery, village shop, post office and pub. The local towns of St Andrews and Cupar offer a good range of services, supermarkets and shops, hotels, restaurants and recreational and cultural facilities. The local secondary school is Bell Baxter High School in Cupar and there is private schooling at St Leonards in St Andrews, and at the High School of Dundee.

St Andrews is renowned worldwide for its famous and highly regarded university which is one of the oldest in Britain, founded in 1410. It is also known for being the 'Home of Golf'. The Old Course is a regular host to the Open Championship and there are now six further golf courses run by the St Andrews Links Trust in addition to the many other golf courses in the area.

The nearby road and rail links mean that the property is well placed for commuting and travelling further afield. Dundee Airport has scheduled flights to London Stansted, while Leuchars train station is on the main line from Aberdeen to London passing through Edinburgh and serving the Caledonian Sleeper Service.

DESCRIPTION

Moonzie Mill House is a traditional stone built property under a red pantile roof which has been created from the former mill and steading



to Moonzie Mill Farm. The house is spacious with a large family kitchen and dining room and good sized bedrooms.

The house has a welcoming entrance opening directly into a reception hall and sitting room with walls lined with fitted bookcases. To the right of the hall there are two bedroom suites both with dressing room and bathroom en suite. Stairs lead down to the garden level where the main living accommodation is to be found. These rooms are flooded with natural light through the large windows. The kitchen has a white AGA and fitted cupboards including a central island workstation. The dining area has plenty of space for a long refectory style table and is a superb space for both informal and formal dining alike.

To the left of the reception hall an inner hall leads past the utility room to two further bedrooms, one of which has an en suite bathroom, and a family bathroom. Up the stairs there is a large games room which could be an additional bedroom or home office. This wing of the house has the potential to be a self-contained unit.

Outside at garden level there is an expansive sheltered terrace which is ideal for outside entertaining. The lawned garden wraps around this and is enclosed by the paddock which extends to Moonzie Burn. Close to the garden is a children's playground with swings and climbing frame. The garden is enclosed and has ample car parking in addition to the double garage.

DIRECTIONS

From Cupar take the A91 through Dairsie bearing left onto the A914 at the roundabout. Continue past the junction signed to Logie and

take the next right hand junction onto the track opposite the farm access to Hayston. Moonzie Mill House is about 400m along the track and is the first house on the right hand side. From Bulmullo going south on A914, the access to Moonzie Mill House is the first on the left hand side after leaving the village.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills -
0131 247 3738.

Services

Mains electricity and water. Private drainage to septic tank. Propane gas fired central heating.

Local Authority & tax band

Fife Council tax band G

Miscellaneous

There are pedestrian and vehicular access rights over the access road and ground to the east of the house (hatched in brown on the site plan).

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Certain light fittings may be excluded from the sale and some furniture may be made available in addition.

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.



Approximate Gross Internal Floor Area:
473.79 sq.m (5100 sq.ft)
(Including Garage)

For Identification Only. Not To Scale.



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.

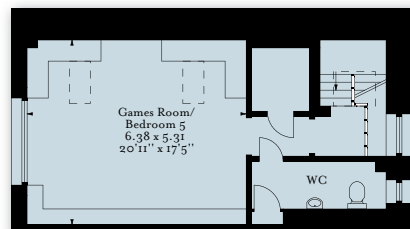
Photographs: MAY 2019

Brochure Code: 190504

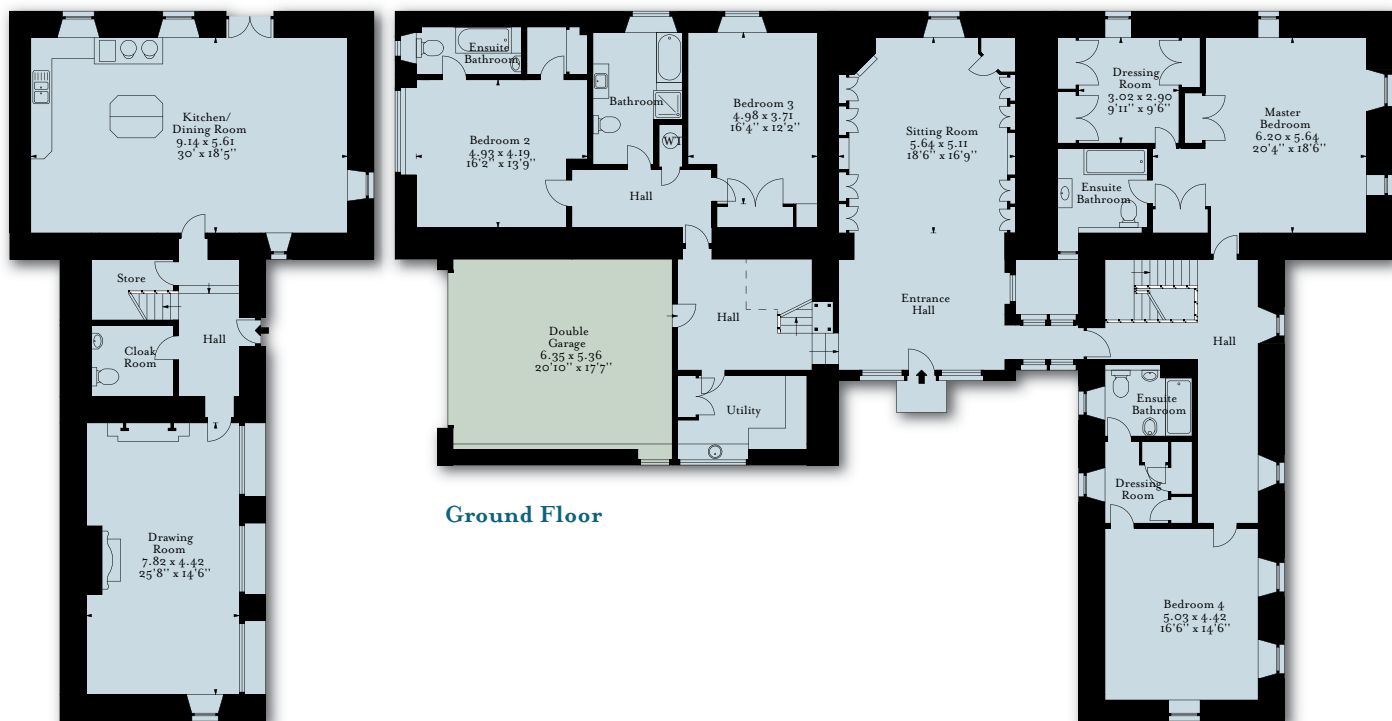
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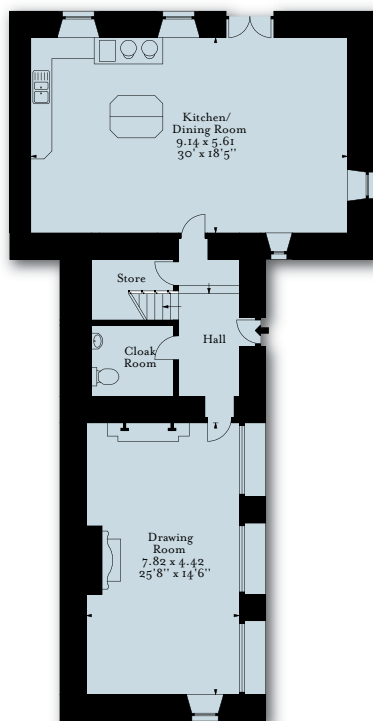
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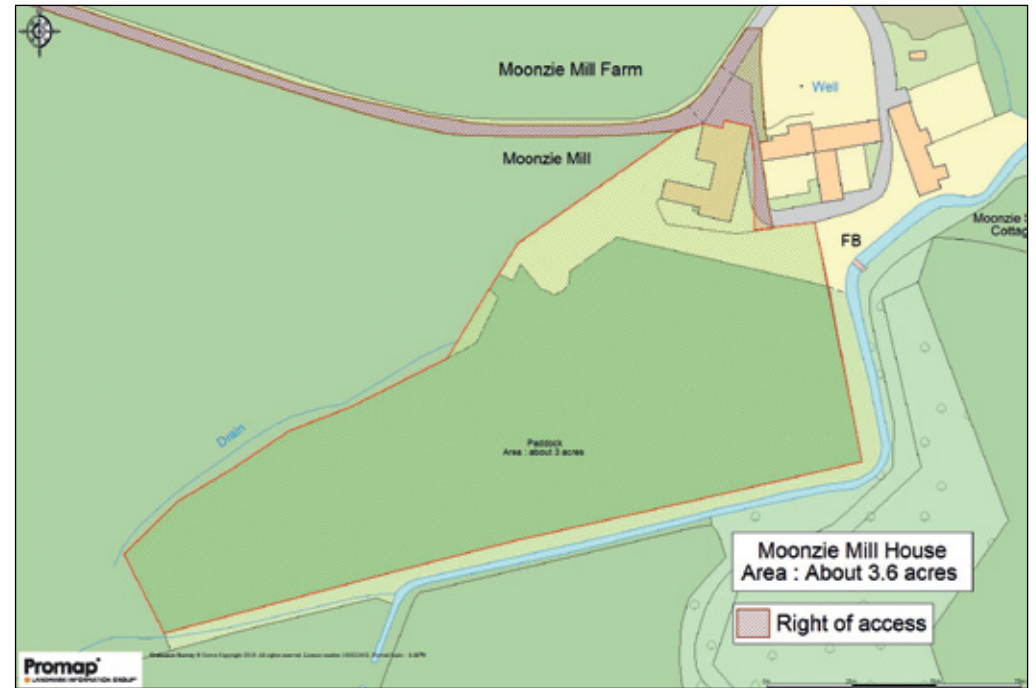
First Floor



Ground Floor



Garden Floor





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