



Spacious and contemporary family home

Hamewith, 2A Station Road, Dairsie, Cupar, KY15 4SP

Freehold



Kitchen/dining/family room • Sitting room • Bedroom/
study • Utility room • WC • 4 bedrooms • 2 en suite
shower rooms • Family bathroom • Garage • Garden shed
• Garden with orchard, raised decked terrace
• EPC = C • About 0.36 acres in all

Distances

Cupar 3 miles
Leuchars railway station 4 miles
St Andrews 6 miles
Dundee 10 miles

Situation

Dairsie is a small village situated on the A91 between Cupar (3 miles) and St Andrews (6 miles). The village has a small convenience store, a primary school and a garage. It also has a lively local inn. Cupar, 3 miles to the west, is an active market town, with secondary schooling at Bell Baxter High School, a railway station and a number of local shops, supermarkets and professional services. The village of Leuchars is 4 miles to the northeast with a railway station which is on the main Aberdeen to London east coast line and provides a fast link to Dundee and Edinburgh. Dundee Airport (12 miles) has scheduled services to London City.

Hamewith is only 6 miles from St Andrews which is renowned worldwide as the “home of golf”. The St Andrews Links Trust now operates seven golf courses at St Andrews including the Old Course, host to the Open Championship in 2022. There are many other golf courses in the area including Drumoig and St Michaels, both just inland, and Kingsbarns, Elie, Crail, Charleton, Leven and Lundin Links on the coast.

As well as being famous for golf, St. Andrews is well known for its university which is one of the oldest and most prestigious in Britain. Good private co-educational schooling is available at St. Leonards (St Andrews), or Dundee High School. St Andrews also has an excellent range of shops, restaurants, supermarkets and professional and cultural amenities, including a cinema and popular theatre.





Description

Hamewith is a generously proportioned family house overlooking Pitcairn Park in the Fife village of Dairsie. The accommodation is well presented throughout and offers a great level of flexibility in terms of room use.

The ground floor accommodation houses the principal living space. The impressive kitchen/dining/family room is the largest room in the house and has a four door AGA range cooker, a breakfasting island, and doors out into the garden. Adjacent is a utility room with a door leading out to the side of the house. The sitting room is also generously sized with an open fireplace and views over the front garden. The ground floor is completed by a large study/bedroom and a WC off the entrance hall.

Upstairs there are four double bedrooms. The master bedroom has fitted wardrobes, a Juliet balcony and windows

on three aspects with great views. It also has an en suite shower room. The three other bedrooms are spacious and one has an en suite shower room and another has a sit-out balcony. There is a family bathroom off the main landing which has a freestanding bath and a separate shower cubicle.

The house sits in about 0.36 acres of gardens which wrap around the house. The principal garden is to the front but there is also a quiet orchard to the rear. To the side of the garden is a raised, timber decked terrace which is an ideal area for outdoor entertaining. There is also an attached garage with workshop area.

Directions

Turn onto Station Road heading south from the A91/ Main Street in Dairsie. The first turning on the right takes you onto the shared driveway. Hamewith is on the left, clearly signposted.





General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains electricity, water, gas and drainage.

Local Authority & tax band

Fife Council tax band G

Miscellaneous

The access drive is shared. Maintenance is shared according to usage.

Fixtures & Fittings

Standard 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.

Photographs: March 2020
Brochure Code: 200311




This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.




This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

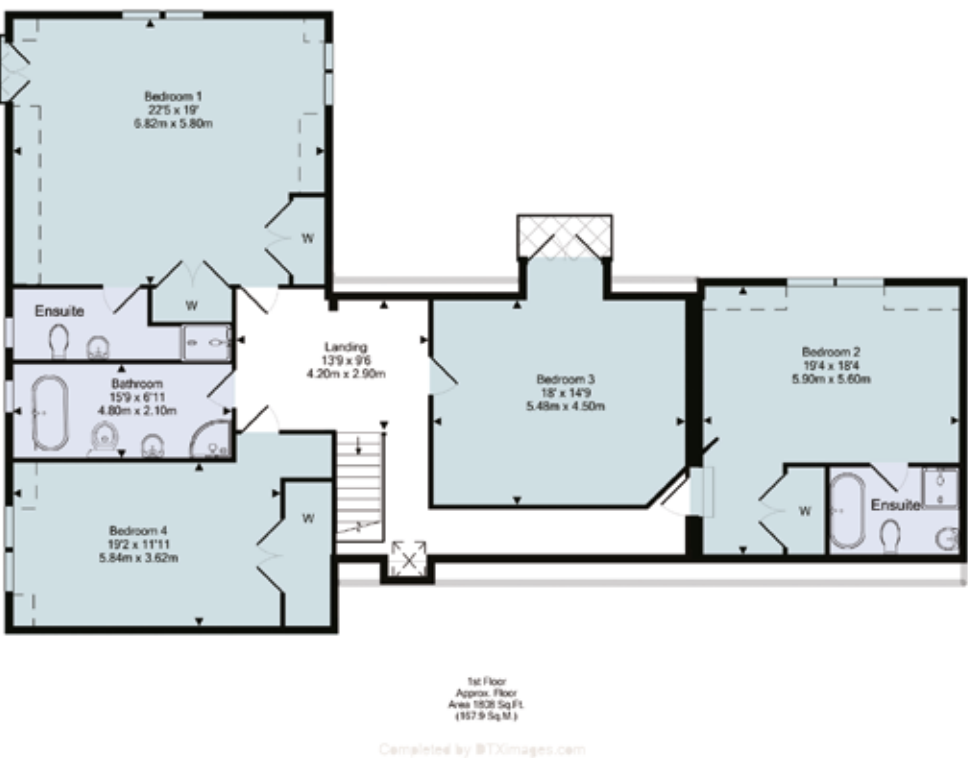
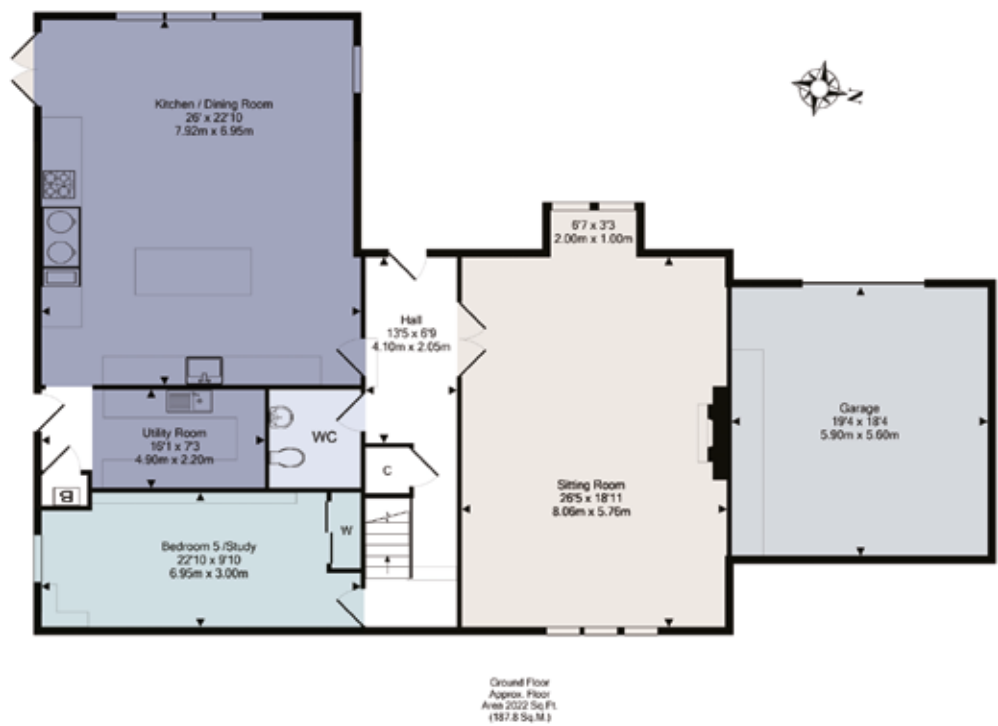


Hamewith, 2A Station Road, Dairsie, Cupar, KY15 4SP
Gross internal area (approx)
Ground Floor 187.8 sq m/2,022 sq ft
First Floor 167.9 sq m/1,808 sq ft
Total 355.7 sq m/3,829 sq ft

 [onTheMarket.com](https://www.onthemarket.com)

 [savills](https://www.savills.co.uk) | [savills.co.uk](https://www.savills.co.uk)

Harry Maitland
Savills Edinburgh
0131 247 3738
Edinburgh_countryhouses@savills.com
[@savills.com](https://www.instagram.com/savills)



For identification only. Not to scale. © 20/05/22 HM

Important notice Savills, its 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 by wordperfectprint.com

