



Characterful house on the waterfront

Dreel Lodge, Castle Street, Anstruther, Fife, KY10 3DD

Freehold



Entrance hall • Kitchen with dining area • Utility room
• Cloakroom • Sitting room • Family room • Master
bedroom with en suite bathroom • Two further bedrooms
shower room • Courtyard • Garden store • Garden
• Historic folly • EPC = D

**Characterful house with
historic folly in spectacular
harbourside position in Fife
town**

Distances

St Andrews 9.5 miles

Dundee 24 miles

Edinburgh 49 miles

Situation

Centrally located within the historic Fife coastal town of Anstruther, Dreel Lodge occupies a prime waterfront position, overlooking the convergence of the Dreel Burn and the Firth of Forth. The property is situated within close proximity to a range of services including shops, pubs, restaurants and the harbour.

The vibrant community of Anstruther forms part of the popular East Neuk area in Fife, famous for its picturesque fishing villages, sandy unspoilt beaches and rich farmland. Anstruther has a working harbour, is home to the local RNLi and has excellent facilities for pleasure boats.

There is a good range of independent retailers, some highly regarded restaurants, a large supermarket as well as primary and secondary schooling with excellent modern facilities. Co-educational private schooling is available locally at St

Andrews, and Dundee High School is also within easy reach.

Access by rail, road and air is good. Edinburgh International Airport (47 miles) is very accessible via the A92 dual carriageway connection from Glenrothes and the M90 motorway. Cupar (16 miles) and Leuchars (15 miles) railway stations are on the main Aberdeen to London line and provide a fast link to Edinburgh.

Description

Steeped in rich history dating back to the 16th century, Dreel Lodge now offers comfortable and spacious accommodation split over two floors with outstanding sea views. Situated on the edge of the estuary of Dreel Burn, the property has panoramic waterfront views towards the working harbour and the Firth of Forth. The property sits on the site of the original Dreel Castle and includes the remains of the folly.

Enclosed within Listed stone walls, the property opens up on to a private courtyard which provides ample parking space. Steps lead up to the front door and through to the entrance hall. To the left is the kitchen with dining area and access to a useful utility room.





The kitchen provides superb views over the estuary to the sea wall and Firth of Forth beyond. Base units include integrated appliances including oven, hob, dishwasher and fridge. A cloakroom is adjacent and accessed from the hall.

Also accessed from the hall are the dual aspect family room providing views south to the water and west to the village of Anstruther, and a spacious sitting room with open fireplace and triple aspect views. Patio doors lead out to the garden, and stairs lead up to the first floor.

Three bedrooms are located on the first floor, one with an en suite bathroom, and a shower room serves the remaining bedrooms. All bedrooms offer fantastic built in storage and sea views.

Outside, a garden storeroom faces onto the private courtyard and sits under the ruins of a folly. A garden extends to the rear of the property and is enclosed within stone walls. A gravel path leads to the remains of the folly and a paved area in front with garden shed. There are mature trees and landscaped flower beds. A stone wall provides a boundary between the property and estuary below.

Directions

Approaching Anstruther from the west on the A917, continue through the village until the roundabout. Take the third exit onto Rodger Street. Castle Street is on the right at the bottom of the hill. Dreel Lodge

is located at the end. There is private parking within the courtyard and there is additional parking on Castle Street and Shore Road.

General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, electricity, drainage and gas. Open fireplace in sitting room.

Local Authority & tax band

Fife Council tax band F

Conservation Area / Listed Building

Dreel Lodge is a C Listed property and the folly and walls are B Listed; both are within the Anstruther Conservation Area.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Planning on Castle Street

A property situated further along Castle Street (number 6) has planning permission for internal and external alterations. Further details can be found on the Fife Council website with the reference: 19/01964/LBC

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: Sept 2019
Brochure Code: 081119





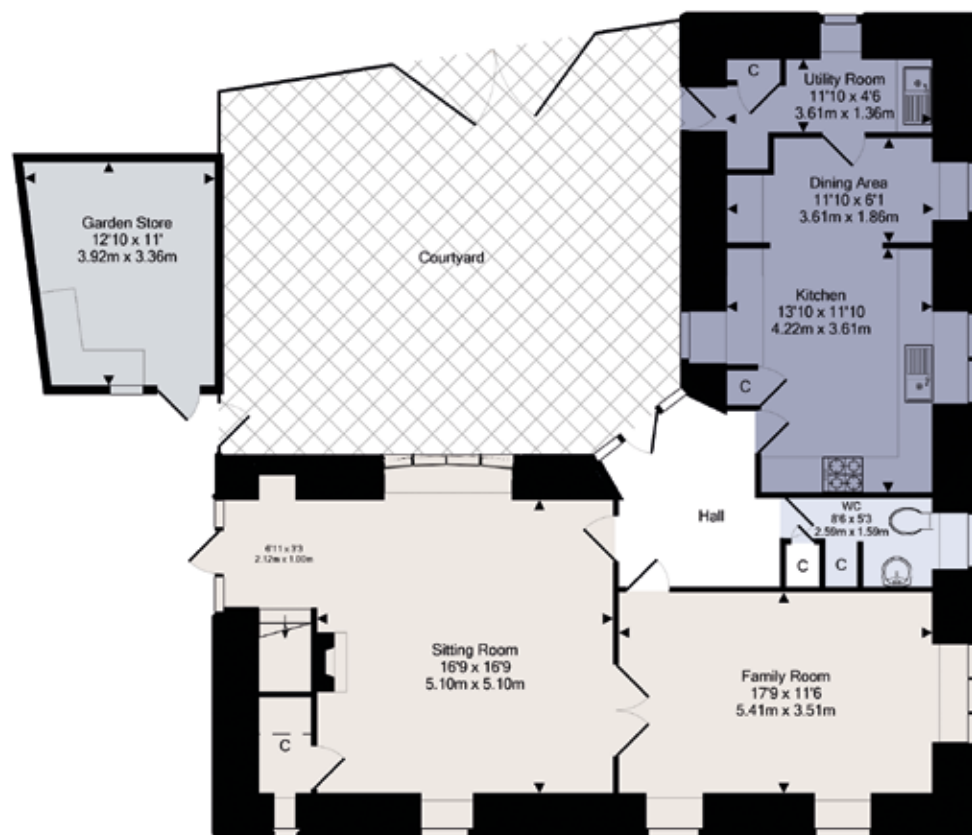
Dreel Lodge, Castle Street, Anstruther, Fife, KY10 3DD
Gross internal area (approx) 203.9 sq m/2195 sq ft



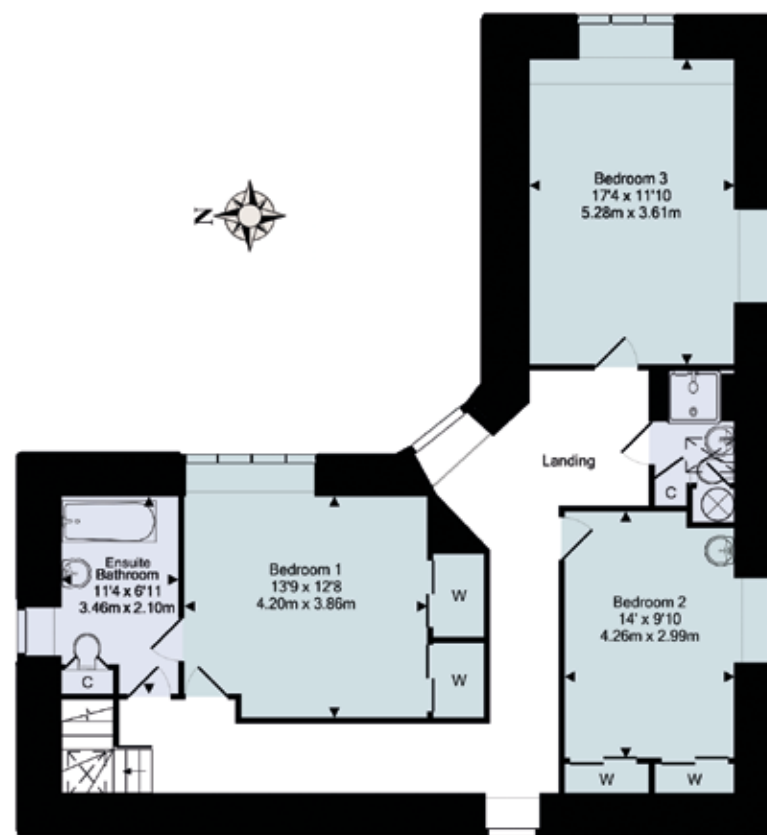
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savills.co.uk

Harry Maitland
Savills Edinburgh
0131 247 3738
Edinburgh_countryhouses
@savills.com



Ground Floor
Approx. Floor
Area 1195 Sq.Ft.
(111.0 Sq.M.)



1st Floor
Approx. Floor
Area 1000 Sq.Ft.
(92.9 Sq.M.)

For identification only. Not to scale. © 20/06/10 HM

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