

# GRANGE HOUSE

PITTENWEEM • ANSTRUTHER • FIFE • KY10 2RB



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*Farmhouse set in beautiful gardens with  
wildflower meadow and spinney*

*Pittenweem 1.4 miles, St Andrews 9.5 miles, Dundee 23 miles, Edinburgh 47 miles*

*(all distances are approximate)*



Porch, hall, dining kitchen, utility room, pantry, cloakroom, WC.

Sun room, sitting room, study/ bedroom 4.

Master bedroom with sitting room and en suite shower room.

Two further bedrooms (one with en suite shower room), family bathroom.

**EPC Rating = E**

**About 3.4 acres in all**

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## SITUATION

Grange House lies 1.5 miles to the north of the conservation village of Pittenweem in the East Neuk of Fife. Surrounded by the farmlands of Balcaskie Estate, it lies in a peaceful setting to the west of Wester Grange Farm. The views from the house and garden are expansive, reaching over Pittenweem and the Firth of Forth to the Bass Rock and East Lothian beyond.

The East Neuk of Fife, running from St Andrews to Largo Bay, boasts a number of fishing villages built around traditional harbours, unspoilt sandy beaches and fertile farmland. Pittenweem has good local services including a doctor's surgery and a primary school along with independent shops such as a bakery and a pharmacy/newsagent. The area also has a rich heritage in regional produce and there are a number of well-regarded restaurants including the award winning Craig Miller Seafood Restaurant in nearby St Monans and The Cellar in Anstruther, specialising in freshly caught seafood, while The Peat Inn, about 10 miles away, is considered to be one of the best restaurants in Scotland. A new arrival to the dining scene overlooking Pittenweem harbour is The Dory Bistro at East Shore. There is also a vibrant arts and crafts community centred on the town and it is host to the Pittenweem Arts Festival to which artists and visitors travel from far and wide.

Secondary schooling is available at Waid Academy in Anstruther, a little over a mile away, where there is a Co-op supermarket, as well as a further range of local facilities. St Andrews, the 'Home of Golf', is only 11 miles away. This world famous town has a good range of shops and professional services and is well known for its university which is one of the oldest in Britain. Co-educational private education is available at St Leonards.







## DESCRIPTION

Grange House is a traditional property which has been extended over the years to create a comfortable house which makes the most of the outlook to the coast. On the ground floor there is a spacious kitchen which opens through double doors into the sun room which forms a beautifully light living space. The kitchen is fully fitted with units and has a range of appliances including an LPG gas fired AGA.

The sun room has sliding doors which open onto the terrace. There is a formal sitting room with an open log fire and a study which could double as a fourth bedroom. There is good ancillary accommodation with a utility room as well as pantry cupboard, cloakroom and WC.

On the first floor the master bedroom has a shower room and a sitting room en suite. The sitting room has a balcony from which the stunning views can be enjoyed. There are two further bedrooms, one with an en suite shower room, and a family bathroom. All the bedrooms have fitted wardrobes and there is good eaves storage.





Outside the garage building has an artist's studio and a greenhouse. There is a superb garden store in the old barn which has potential for conversion to a cottage, subject to the necessary planning consents.

The garden is beautiful. On arrival at the property the drive sweeps around a turning circle with ample parking. To the west of the house a woodland spinney provides wonderful amenity. Beyond the walled garden there is an expanse of lawn and a glorious wildflower meadow. The surrounding farmland is currently in the process of conversion to organic status and so unsurprisingly the property provides a haven for wildlife.

## DIRECTIONS

From Pittenweem turn north onto Charles Street from the A917. Leave the village and after just over a mile, beyond the caravan park, turn onto the farm road on the left hand side signposted with a carved bear at the entrance. Continue along the farm road past Wester Grange Farm and Grange House is at the end of the track.

## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3738.

### Services

Mains electricity and water. Private drainage to septic tank. There is solar hot water heating as well as solar voltaic panels to supplement the electricity to the property.

### Local Authority & tax band

Fife Council tax band E

### Miscellaneous

There is a servitude right of access to Grange House over the access road.

## Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Some garden machinery, tools and furniture may be available by separate negotiation.

## Feed in Tariff

Grange House has solar panels benefitting from a Feed In Tariff expiring 29/2/2036. The current tariff is 54.17p per unit plus 3.82p for exports which is reviewed annually in April.

## Servitude rights, burdens and wayleaves

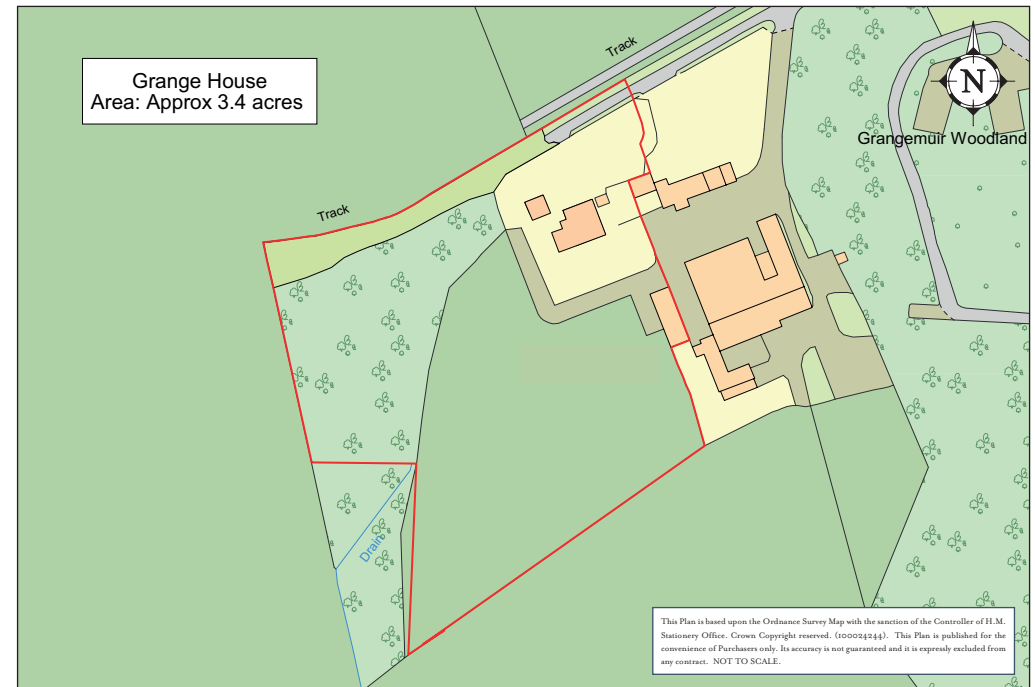
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes,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

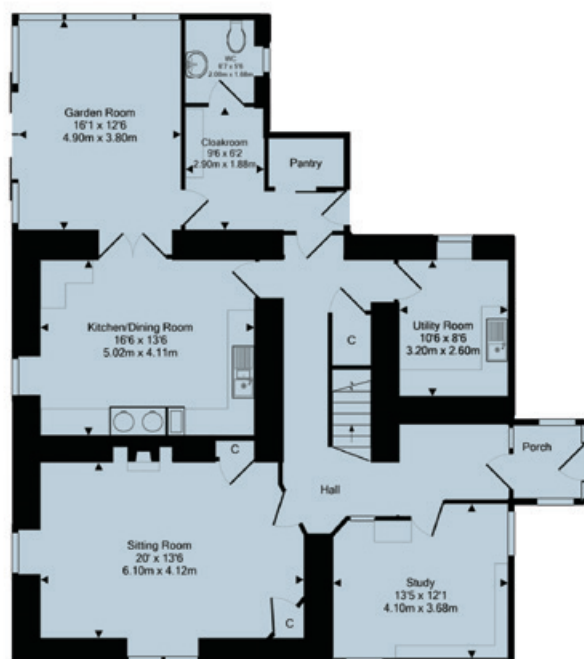


Approximate Gross Internal Floor Area:

Main House: 229.2m<sup>2</sup> (2468 sqft)

Outbuildings: 151.45 m<sup>2</sup> (1630 sqft)

For Identification Only. Not To Scale.



Ground Floor



First Floor



Outbuildings

**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. Photographs: June 2019. Brochure Code: 190614





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