



PITEADIE HOUSE AND CASTLE  
KIRKCALDY FIFE



# PITEADIE HOUSE AND CASTLE

KIRKCALDY, FIFE, KY2 5UN

Kirkcaldy 2 miles, Edinburgh Airport 23 miles, Edinburgh 24 miles, Dundee 33 miles  
(All Distances Approximate)

REFURBISHED COUNTRY HOUSE WITH COTTAGE & OUTBUILDINGS  
VERY PRIVATE WITH STUNNING VIEWS TO FIRTH OF FORTH

## LOT 1: PITEADIE HOUSE

3 Reception Rooms, Kitchen, Study, 2 WCs & Stores

6 Bedrooms, Dressing Room & 2 Bathrooms

EPC Rating = F

## COTTAGE

Sitting Room, Kitchen, 3 Bedrooms & 2 Bathrooms

EPC Rating = F

Traditional Range of Outbuildings. Garaging

Formal Garden and Woodland. About 4 Acres

## LOT 2: PITEADIE CASTLE

Ruined Castle with Orchard, Tennis Court, Poly Tunnel & Stone Shed

About 3.8 acres

About 7.8 Acres in all





## SITUATION

Piteadie House is set on the southern slope of a hill in the rolling Fife farmland. The property is surrounded by countryside on all sides and has glorious views to the south over the Firth of Forth.

The property is rural but is conveniently situated for amenities and transport links. The Forth Road Bridge is 12 miles away, with Edinburgh Airport and the city centre only 20 miles and 24 miles respectively. Kirkcaldy and Inverkeithing have railway stations on the main east coast line, which provide services to Dundee, Aberdeen, Edinburgh and London.

Kirkcaldy provides all essential facilities including supermarkets, shops, schools, professional services and a hospital. The Fife Coastal Path is an attractive walk which links Kirkcaldy to Kinghorn and Aberdour. There are golf courses at Kinghorn, Aberdour, Kirkcaldy and Burntisland with a further selection of links courses along the Fife coast. St Andrews, the "Home of Golf", is 26 miles to the north.

## LOT 1: PITEADIE HOUSE

Piteadie House is an early Georgian farmhouse which was gentrified in Victorian times, probably around 1840. A symmetrical new front façade was added with stone around the ground floor windows and with a sun room at the front door.

The present owners bought the house in 2014 and have carried out a major upgrading programme which has included refurbishing the house, the cottage and the outbuildings



## ACCOMMODATION

Piteadie House is set in gardens and grounds extending to about 4 acres. The house faces south and its garden has been designed to frame the stunning views to the sea.

A tree-lined drive from the B9157 leads up to the rear of the house. The formal drive is to the left and leads to a gravel parking area. The everyday entrance to the house is through the courtyard.

At the front of the house is a sun room with a tiled vestibule connecting to a reception hall which gives access to all the principal rooms. Stairs rise up to the first floor.

The drawing room and morning room are nicely proportioned, bright south-facing rooms. Both have window shutters, wall presses and open fireplaces with marble surrounds containing wood-burning stoves. Glazed sliding doors link the drawing room to the dining room which has an open fireplace containing a further wood-burning stove. Off the dining room is a study with a bay window, a fireplace and a wood-burning stove, and a small vestibule with a cloakroom and side door to the garden.

A new kitchen with a four oven electric Aga was installed as part of the refurbishment. A stable door links to the morning room.

The back hall gives access to a WC, pantry, dairy, boot room and laundry.

The principal staircase rises from the reception hall to the first floor landing. There are five good sized double bedrooms and a family bathroom. In addition, at the end of the corridor is a principal bedroom with its own bathroom and a dressing room.

## STEADING

To the west of the house is a stone built range of sheds under a pitched pantile roof. This offers extensive space comprising:

Workshop with cobbled floor. Garden store to side. Store with double wooden doors. Four car garage with double wooden doors. Wood shed with open sides. Cart shed with corrugated iron roof. Workshop above accessed by external stone steps. The steading building and workshop have light and power, and the workshop is heated by the main house central heating system.

The garage adjoining Piteadie Cottage has two sliding wooden doors, light and power. It contains the Biomass Heating boiler (which provides heating and hot water to both the main house and cottage), water tank and a pellet storage area in a separate room.

There is a new Alitex greenhouse with light and power. Brick and aluminum construction, including built-in cold frames.









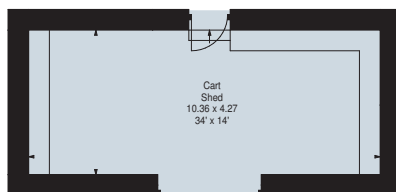
# PITEADIE HOUSE

452.98 SQ.M (4876 SQ.FT)

Gross Internal Area  
For Identification Purposes Only

## OUT BUILDINGS

GROSS INTERNAL AREA (APPROX)  
293.19 SQ.M (3156 SQ.FT)



Wood Shed  
10.52 x 5.64  
34'6" x 18'6"

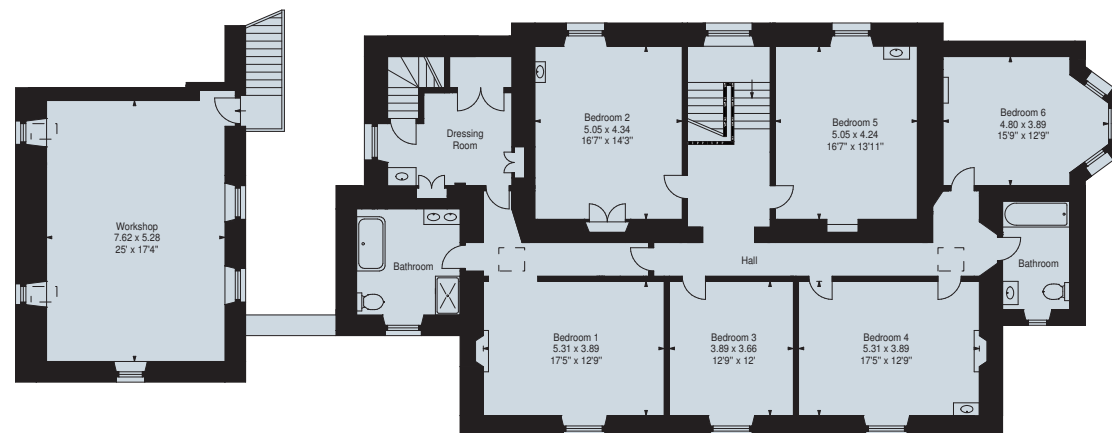
Garage  
9.91 x 5.54  
32'6" x 18'2"

Wood Store  
6.93 x 5.54  
22'9" x 18'2"

Garden Store  
5.54 x 4.62  
18'2" x 15'2"

Garden Shed  
5.56 x 3.12  
18'3" x 10'3"

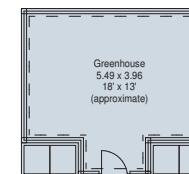
Tank



FIRST FLOOR

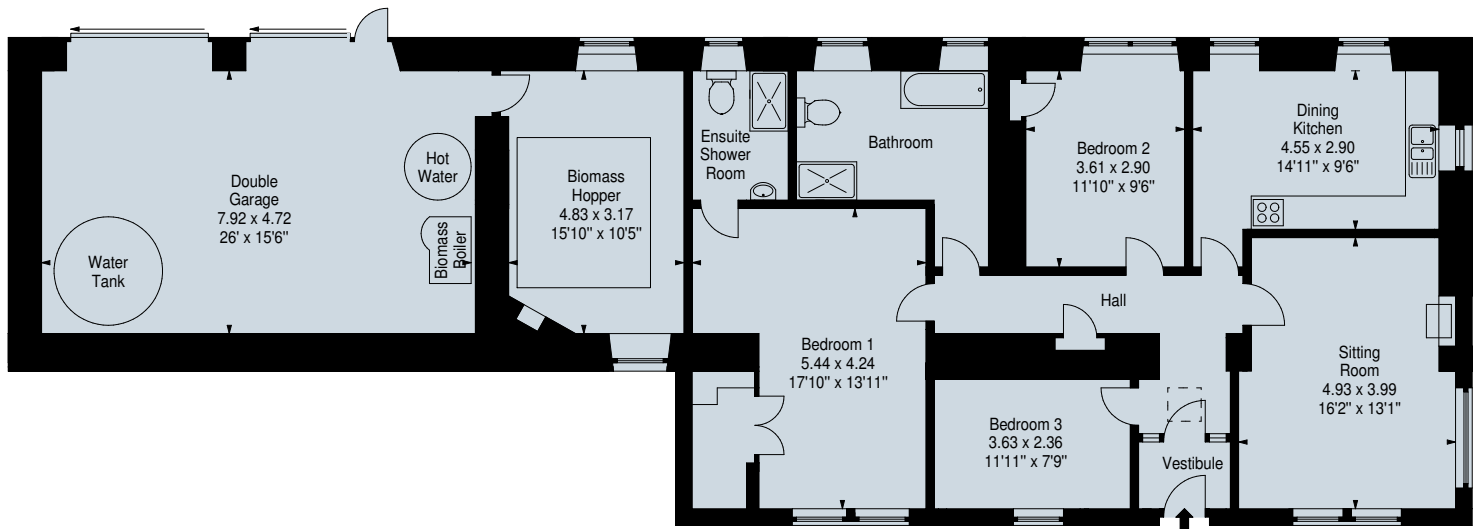


GROUND FLOOR









GROUND FLOOR

# PITTEADIE COTTAGE

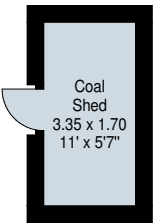
171.40 SQ.M (1845 SQ.FT)

(Including Double Garage & Biomass Hopper)

## COAL SHED

GROSS INTERNAL AREA (APPROX)

5.67 SQ.M (61 SQ.FT)



GROUND FLOOR





### **PITEADIE COTTAGE**

Piteadie Cottage is built of rendered stone under a part-tiled and part-slate roof. The accommodation comprises a sitting room, kitchen, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

The cottage is currently used for holiday lets and generates a good income. The vendors would be prepared to sell by separate negotiation most of the cottage contents (furniture, bedding, crockery, cutlery, kitchen utensils, etc) to the purchaser to allow continuation of the letting business or otherwise.

### **GARDENS AND GROUNDS**

The house is surrounded by wooded policies with mature trees and colourful shrubs including rhododendrons, hydrangeas, pieris and buddleias. Immediately in front of the house is a raised paved terrace with ornamental balustrades. Stone steps lead down to a large lawn below. This is flanked on either side by a variety of shrubs and trees. A beech hedge divides off the lower garden where a central path is lined by a low box hedge.

To the west of the property there is a woodland garden carpeted with snowdrops in the late winter followed by daffodils and then bluebells in the spring.



## LOT 2: PITEADIE CASTLE

To the south of the garden are the ruins of Pitteadie Castle which it is believed originates from the late 15th century. It was partially rebuilt in the 17th century with the addition of a stair tower. In the wall is an arched gateway with a pediment carved with a coat of arms. There is a single storey outbuilding (gatehouse) to the side, also ruinous.

The castle was featured in Nigel Tranter's novel about James II of Scotland and his protector Alexander Lyon.

Adjacent to the castle is a disused tennis court with a stone-built pavilion. There is a poly tunnel and a chicken coop in the garden. There is also a former kitchen garden with the remains of a greenhouse and a potting shed. There is an orchard containing around 30 fruit trees to the east of the castle. The grounds of the castle extend to about 3.8 acres.

## HISTORIC ENVIRONMENT SCOTLAND

Historic Environment Scotland advise that any proposals to renovate or refurbish the castle including for use as a residential dwelling should seek to preserve the cultural significance and special interest of the castle, and that any work should be sensitive and safeguard the continued importance of the building for the future.

In reviewing options for the castle's future, restoration so that it could be used as a dwelling could be viewed as an opportunity to ensure its long-term preservation. It might also be worth considering whether there is potential for development within the remains of the later building attached to the northeast elevation which is not scheduled:

<http://portal.historicenvironment.scot/designation/SM871>

## LISTING

Piteadie Castle is a Scheduled Monument.

## ACCESS

A right of access to the castle will be granted up the main drive and along the edge of the field to the east of Piteadie House.





## GENERAL REMARKS

### Viewing

Strictly by appointment with Savills - 0131 247 3738.

### Services

Private water supply via borehole. Mains electricity. Private drainage to septic tank.

Central heating from biomas (wood pellet) system which generates quarterly, tax free RHI payments.

### Local Authority

Fife Council      Piteadie House tax band H  
Piteadie Cottage tax band D

### Fixtures and Fittings

All the chandeliers and the light fittings in the hall and on the stairs are excluded, as are the high-level shelves and model display cabinet in the study. Some curtains will be removed.

### 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.

### 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.

Brochure prepared July 2020

### DIRECTIONS

From Edinburgh take the A90 north, cross the Forth Road Bridge and leave the motorway at junction 2. Take the A921 east towards Aberdour and turn left at the roundabout onto the B9157 signposted to Kirkcaldy.

Continue along the B9157 for just over nine miles. The private, tree lined, road to Piteadie House is the first turning on the right after the junction signposted to Kinghorn.  
Postcode KY2 5UN.

## Selling Agents

Savills Edinburgh  
Wemyss Place  
Edinburgh EH3 6DH  
Tel: 0131 247 3738  
edinburgh\_countryhouses@savills.com





