



# METHVEN HOUSE

18 HIGH STREET, EARLSFERRY







# METHVEN HOUSE

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18 HIGH STREET, EARLSFERRY, KY9 1AG

Fine Victorian house situated less than 120 metres from the beach, with private parking and a garden

Extremely well-presented terraced house

Generous living space with open plan kitchen / dining / sitting room

Drawing room, 6 bedrooms, 4 bath / shower rooms

Less than 120 metres from the beach

Private garden with shed

Private parking for at least 2 cars

EPC = D





## SITUATION

Methven House is situated in the popular yet unspoilt seaside holiday destination of Elie and Earlsferry on the south coast of Fife. Located on Earlsferry's High Street, the property is ideally positioned for access to the beach which is less than 120 metres away, as well as Elie Golf Course and the shops, cafés and restaurants of Elie.

Elie and Earlsferry are in the East Neuk of Fife, famed for its picturesque fishing villages and sandy beaches, with Elie boasting one of the finest. Sailing, wind surfing and other water sports are available at Elie Harbour and there are two golf courses, one the acclaimed 18 hole course and a short 9 hole course suitable for beginners. There are also golf practice facilities, several hard tennis courts and a bowling green. Elie Sports Club offers group and individual coaching in golf and tennis during school holidays. Elie is well served by pubs and cafés including the renowned Ship Inn. St Andrews, 'the home of golf' and the setting for one of Britain's oldest universities, is only 13 miles away. There are traditional links golf courses at nearby Crail, Leven and Lundin Links and new courses at Kingsbarns and St Andrews Bay. St Andrews has an excellent selection of shops, restaurants and services to supplement those available in the village.









## DESCRIPTION

Methven House is a characterful, traditional semi-detached house which was once the old grocer's shop of Earlsferry. Today, the house offers spacious and flexible accommodation, which embraces both the Victorian features as well as the contemporary, family-friendly, open plan, living space. The current owners have used the property as a successful holiday let business, and holiday home for their own use.

The property has two front doors off the High Street. One of the doors leads directly into what once was the old shop, but is now a large south facing drawing room with wood burner. The other front door leads into the main entrance hall. Beyond here is a sitting room which is open plan with the kitchen / dining room, and has a wood burner installed. The fantastic kitchen / dining room, with large glass doors that lead out to the beautiful rear garden. This extension was added in 2009. The kitchen is fitted with a central island with integrated freezer, Fagor five ring hob and oven, Bush dishwasher, Indesit washing machine and a fridge. Next to the kitchen is a utility kitchen with a New World oven and hob, Bosch washing machine, Hisense fridge freezer, and a second dishwasher. The additional kitchen space and appliances are a welcome and practical benefit. The ground floor accommodation is completed with a shower room and a ground floor bedroom overlooking the garden.







The first floor accommodation is accessed by the staircase in the main entrance hall. There are three south facing bedrooms, as well as the principal bedroom suite which overlooks the garden and has an en suite bathroom. There is also a family bathroom with separate shower cubicle off the landing. From the utility room, a second staircase leads up to a further bedroom which also has an en suite bathroom and views over the garden.

The private garden is a sheltered sun trap and is split on two levels. The lower level, closest to the house, is a flagstone terrace which offers a fantastic area for outdoor dining and entertaining, with large doors opening into the kitchen. Well stocked flower beds and five stone steps lead up the upper part of the garden which is a lawned area with a storage shed. The owners of Methven House have shared ownership of a path which leads from the gate at the rear of the garden to the private parking area. This offers enough space for at least two cars, and leads directly onto Links Road, with the golf course on the other side.





## **DIRECTIONS**

Entering Elie from the north on the A917, take the third exit on the roundabout on to Bank Street. Continue straight down this road, then take the one way road on to High Street, Earlsferry. About 100m down the road, Methven House (18 High Street) is on the right hand side.

## **GENERAL REMARKS**

## **VIEWINGS**

Strictly by appointment with Savills - 0131 247 3738.

## **SERVICES**

Mains water, electricity, gas and drainage. Central heating is provided by two separate gas fired boilers.

## **LOCAL AUTHORITY & RATEABLE VALUE**

Methven House is situated in Fife Council and has a rateable value of £5,500 per annum.

## **AREA OF SHARED OWNERSHIP**

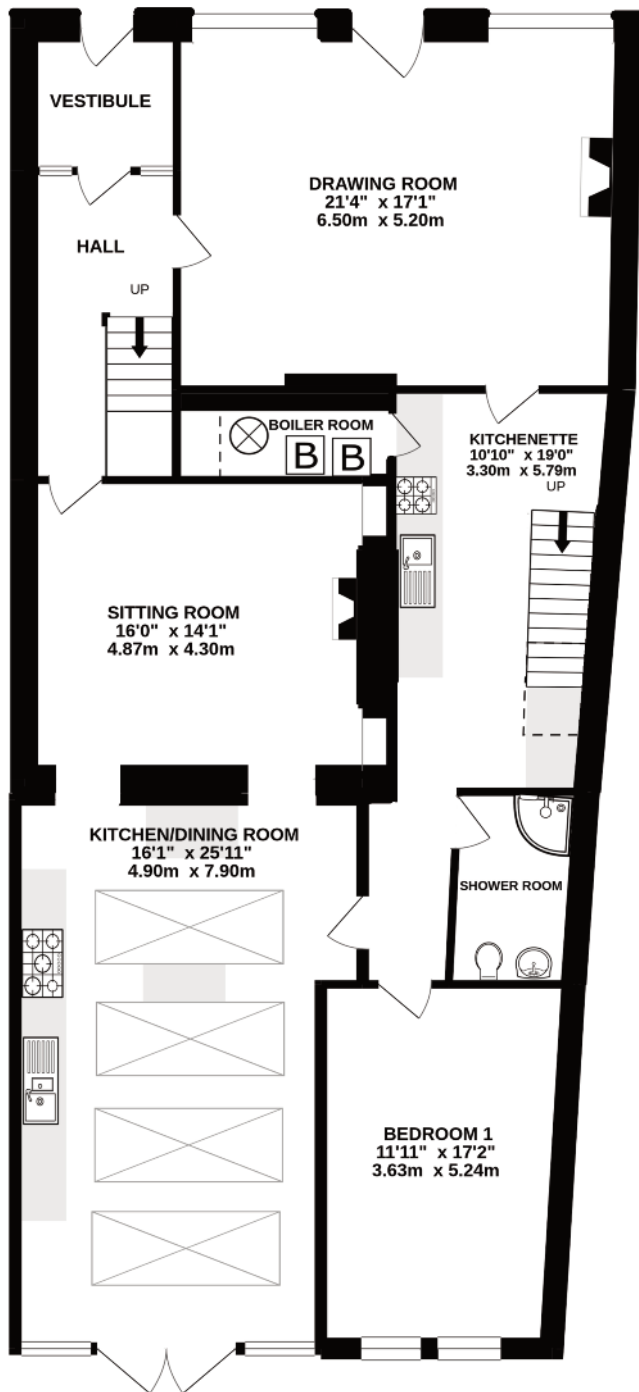
The owners of Methven House have shared ownership of a path leading from the rear garden, and a private parking area situated off Links Road. The area is shared with Craiglea (the property behind on Links Road). Maintenance of this area is shared.

## **CONSERVATION AREA AND LISTING**

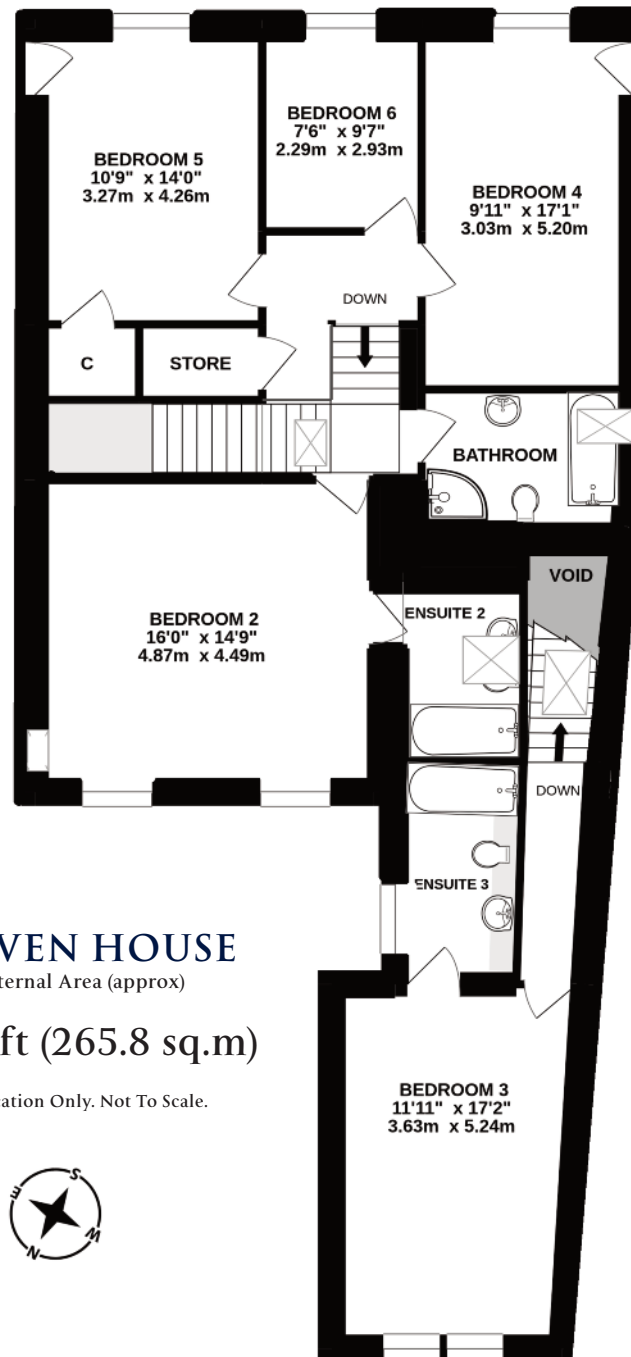
Methven House lies within Elie and Earlsferry Conservation Area and is Category C Listed.







GROUND FLOOR



FIRST FLOOR

## METHVEN HOUSE

Gross Internal Area (approx)

2,861 sq.ft (265.8 sq.m)

For Identification Only. Not To Scale.





## FIXTURES & FITTINGS

Standard fixtures and fittings are included in the sale. Some of the furniture may be available subject to separate negotiation.

## 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.

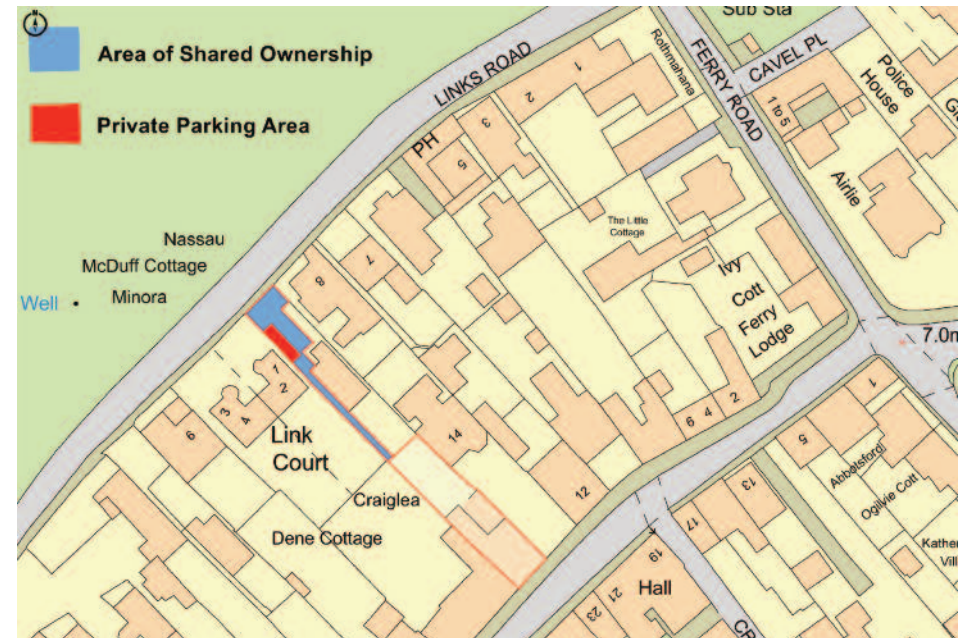
## DEPOSIT

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.

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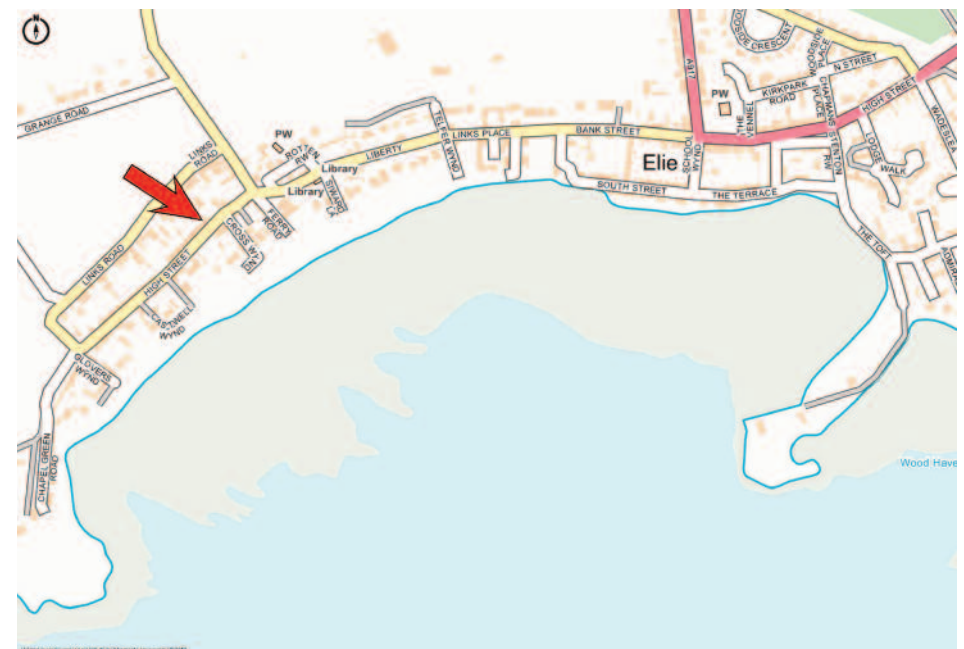
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## PLANS



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**Methven House  
Earlsferry**