



CRAGARD

GREENBRIG ROAD • BARNYARDS • LEVEN • FIFE • KY9 1PA

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*Charming cottage with private garden set in
picturesque East Neuk village*



Vestibule, hall, sitting room, kitchen, bathroom.

Two bedrooms, WC.

Garden, patio, parking area.

EPC = D

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SITUATION

Situated in rolling Fife countryside the property benefits from a peaceful rural setting yet is in a very accessible location, close to the popular East Neuk village of Elie and Earlsferry and all of the services and amenities the village offers. Cragard is situated in Barnyards, set on the edge of Kilconquhar, which is a small village in the East Neuk of Fife with the picturesque Kilconquhar Loch, church and Kinneuchar Inn all within close proximity.

The surrounding areas offer a wide range of outdoor pursuits, from scenic walks around the loch at Kilconquhar to the renowned sandy beaches at Elie and the water sports and sailing provided there. There are nearby golf courses at Elie/ Earlsferry, Crail and Kingsbarns, and the famous courses at St Andrews.

There is good private and state schooling in St Andrews, Dundee and Anstruther, which are all within easy reach.

The house is accessible to Edinburgh and its airport which are easily reached by the A92 dual carriageway from Kirkcaldy (16 miles) to the M90 and the Forth Road Bridge. Dundee Airport is only 24 miles to the north.

DESCRIPTION

Dating back to 1743, Cragard is a charming C Listed stone built cottage with walled garden, set on the edge of a quiet East Neuk village. A gravel parking area is accessed from the street and provides access to the cottage via a wooden gate set into a stone wall. The gate opens up into the spacious and private walled garden, with a paved patio leading up to the front door.

Through the vestibule, a hallway leads to the main accommodation. On the right hand side is a light dual aspect sitting room with feature wood burning stove. There are fitted integrated shelves and cupboards, and a patio door leading out on to the garden. Wood panelling creates a warm country feel to the space.

On the other side of the hall is a welcoming traditional style kitchen with white fitted base units and open shelves on top with timber work surfaces. There are integrated appliances including induction hob, oven and grill and a red Smeg fridge/freezer. There is dining space in front of the large window overlooking the garden. A bathroom completes the accommodation on the ground floor with bath, WC and basin.

Stairs lead up to the first floor landing where there is a further WC and two double bedrooms either side of the landing. Both bedrooms feature dormer windows and eaves storage, with painted tongue and groove wood panelling adding to the authentic period cottage style. Each of the rooms overlook the stunning walled garden below.

Outside, a patio leads from the front door out into the walled garden beyond, with space for an alfresco dining area. The garden is beautifully landscaped with flowerbeds and shrubs, incorporating a summer house, garden shed and peaceful spots to sit and enjoy the surroundings.

DIRECTIONS

From the A915, at Upper Largo continue straight on Main Street turning into the A917. Continue on this road, turning right on to the A917 signposted for Elie. Take the left turn for Cupar and St Andrews, which will lead on to the main street in Kilconquhar. With the Kinneuchar Inn on your left, take the left turn leading away from the village, then take the next right turn on to Greenbrig Road. Cragard is the third property on the right, with gravel parking area in front.





GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, drainage, electricity and gas fired boiler. Wood burning stove in sitting room.

Local Authority & tax band

Fife Council tax band D.

Conservation Area and Listed Status

Cragard is a C Listed building and lies within the Kilconquhar and Barnyards Conservation Area.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. The stained glass panel in the sitting room is to be excluded from 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

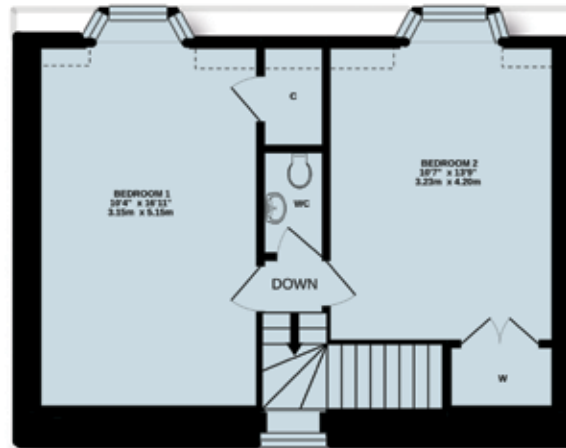
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Approximate Gross Internal Floor Area:
79 m² (851 sq ft)

For Identification Only.
Not To Scale.



Ground Floor



First Floor

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: October 2020. Brochure Code: 201029 FG

