



# 2 THE ORANGERY

ELIE HOUSE, ELIE, FIFE









# Outstanding Contemporary Home built in 2012, set in Beautiful Shared Parkland close to Elie



Distances

St Andrews 14 miles, Edinburgh 44 miles

## 2 THE ORANGERY

ELIE HOUSE, ELIE, FIFE, KY9 1EL

**Superb Contemporary Home Finished to a High Standard**

**Rural Setting with Private Garden**

**Beautiful Shared Parkland extending to almost 10 acres**

**Situated about 0.7 Miles from Elie Beach and The Ship Inn**

**Private Parking**

Sitting Room, Kitchen, Dining Room, Landing with Family and Study Areas

Principal Bedroom with En Suite Bathroom and Dressing Area

3 Further Bedrooms, Bathroom, Shower Room

EPC = C

### **Savills Edinburgh**

Wemyss House  
8 Wemyss Place  
Edinburgh EH3 6DH

**0131 247 3738**

edinburgh\_countryhouses@savills.com



**savills.co.uk**





## SITUATION

2 The Orangery, Elie House, is in a stunning parkland location within the estate walls of Elie House, on the edge of the pretty coastal village of Elie. The parkland setting offers walks to Kilconquhar Loch as well as providing picturesque surroundings to the house itself.

Elie is in the East Neuk of Fife, famed for its picturesque fishing villages and sandy beaches, with Elie boasting one of the finest. Sailing 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 popular Ship Inn. The village has a primary school and secondary education is available at Waid Academy in Anstruther.

St Andrews, the historic cathedral and university town, renowned worldwide as the 'Home of Golf' and host of the 2022 Open Championship, is 12 miles north. There is private education at St Leonards and a good secondary school (Madras College). In addition to the many golf courses around St Andrews there are courses at Lundin Links, Charleton and Crail. Dumbarnie Links, a new recently opened championship course, is also close to Elie.

## DESCRIPTION

Elie House Orangery consists of three sandstone built homes adjacent to Elie House on the site of a former chapel. The homes, which were completed in 2012, were built to the highest standard of specification, mixing classical style architecture with the best of understated contemporary design and technology. Large windows set between natural stone pillars allow a huge amount of natural light to stream into the house. 2 The Orangery has two dedicated parking spaces and additional visitors parking, a private garden to both front and rear and access to beautiful parkland which is home to an abundance of wildlife. The property offers private, countryside living, only 0.7 miles from the beach and The Ship Inn of Elie.

## ACCOMMODATION

A paved path leads up to the front door of 2 The Orangery where glazed double doors lead into the tiled vestibule. The central hallway has beautiful engineered and lacquered oak flooring, a feature throughout much of the ground floor and landing, and the kitchen opens up to the left. The bespoke kitchen has a range of Kitchens International Callerton painted base and wall units with integrated appliances and black granite work tops. Siemens appliances include a built in microwave, oven, fridge/ freezer, dishwasher and five burner gas hob with an extractor fan set in a mantel above.

The dining area is open plan to the kitchen and sitting room, and has windows looking over the rear garden and parkland beyond. French doors from the rear garden open into the sitting room and a corridor loops back round to the central hall. The sitting room has a stainless steel gas stove with tiled surround and LED lighting, and a feature wall with space for a flat screen television. Off the sitting room are two storage cupboards, one of which houses the electronics for the house. It should be noted that the property benefits from Cat5 wiring and one could easily install audio throughout the house from this central location. The bedroom on the ground floor has a door to the guest shower room which can also be accessed from the hallway.

An oak staircase with glass panels rises up to the galleried landing, where there is a large family / study area with built in oak book shelving. A wall could be erected here to create a fifth bedroom, if desired, and accordingly the radiator and electrics have been designed to facilitate a simple conversion. The master bedroom has a wonderful outlook through two sets of full height windows to the west. There is a feature wall with inset lighting and a dressing area with built in wardrobes behind. The en suite bathroom has been tiled with natural stone effect porcelain tiles and fitted with quality Laufen sanitaryware and Hansgrohe shower fittings. The family bathroom and downstairs shower room have also been fitted to the same high standard. There are two further double bedrooms on this level and a boiler cupboard. The bedrooms throughout the house have been fitted with black out blinds. An access hatch with fitted ladder gives access to a full length boarded storage space in the attic.

## OUTSIDE

The Orangery has an area of lawn to the front of the house where the morning sun can be enjoyed. To the rear is a paved patio with lawn beyond which captures the evening sun and provides an excellent area for barbequing and outdoor eating and entertaining. The Orangery is accessed by a tree lined drive from the village and enjoys almost 10 acres of shared gardens, extensive lawns and planted borders and parkland with majestic mature trees.

## DIRECTIONS

Drive into Elie on the A917 and follow the road around to the left along the High Street and out of the village. The gates to Elie House are on the left hand side. 2 The Orangery can be found beyond Elie House.







## 2 THE ORANGERY

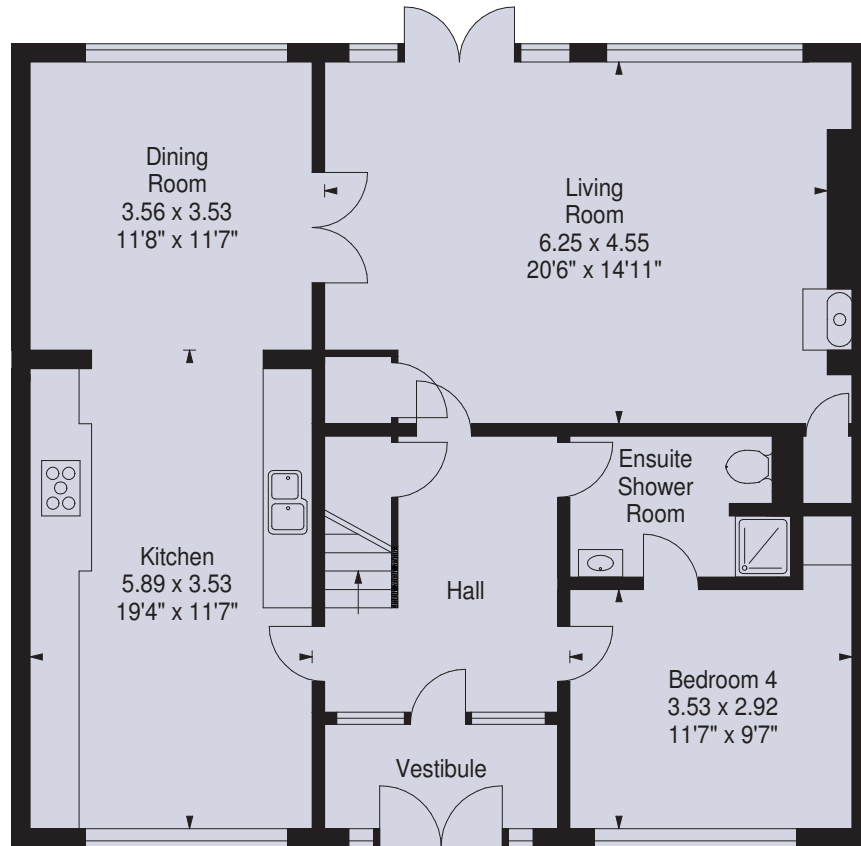
GROSS INTERNAL AREA (APROX)

Total Floor Area: 194.53 sq m (2,094 sq ft)

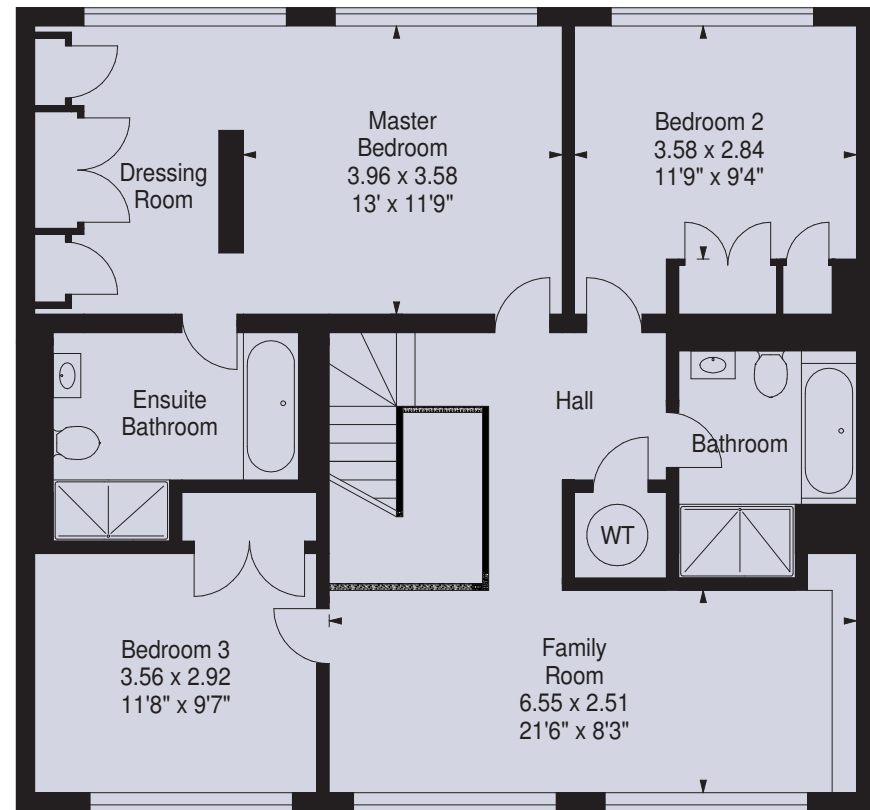
Store: 5.57 sq m (60 sq ft)



Store  
2.79 x 1.98  
9'2" x 6'6"



Ground Floor



First Floor







## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3738.

### Services

Mains water and electricity. LPG central heating. Drainage to shared Klargester septic tank.

### Management costs

There is a residents' committee for Elie House and The Orangery. A factor has been appointed to deal with the day-to-day management of the shared elements of the property. There is a quarterly charge payable which covers the appropriate share of the cost of the shared maintenance and gardening, buildings insurance, public liability, drainage, and outside lighting.

### Local Authority

Fife Council tax band G.

### Fixtures & Fittings

All fitted curtains, blinds, carpets, light fittings and integrated white goods are included in 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.

### Important Notice

Savills, their clients and any joint agents give notice that:

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