



# THE RED BARN

AUCHTERMUCHTY, CUPAR











# THE RED BARN

NORTH COLZIE, AUCHTERMUCHTY, CUPAR, KY14 7HT

Distances

Auchtermuchty 3 miles, Perth 19 miles, Edinburgh 40 miles

Converted steading house in  
beautiful rural yet accessible  
setting, with paddock

Family house with flexible accommodation

Stunning rural setting with views over the surrounding countryside

Gardens and separate 1 acre paddock

Potential for a self-contained annexe

Only 10 miles off M90 motorway

Good commuting links to Perth, Dundee and Edinburgh

Kitchen / Breakfast Room, Drawing Room, Family Room,  
Sitting / Dining Room, Sun Room, Games Room, Utility Room, WC

6 Bedrooms (2 with En Suite), Family Bathroom

EPC = D

About 1.34 acres in all

**Savills Edinburgh**

Wemyss House  
8 Wemyss Place  
Edinburgh EH3 6DH

**0131 247 3738**

edinburgh\_countryhouses@savills.com



**savills.co.uk**

## SITUATION

The Red Barn at North Colzie sits in a superb elevated setting in the rolling hills of Fife and within close proximity to the popular historic village of Falkland, famous for its royal palace. Locally, Auchtermuchty provides for day-to-day provisions and services, while Cupar (12 miles) and Kinross (15 miles) are both significant market towns. The Red Barn also enjoys the advantage of excellent travel links within central Scotland. The M90 is about 10 miles away and provides swift access to Edinburgh and its airport, as well as Perth and Dundee.

The house is well placed for St Andrews, Dundee and Perth. Edinburgh is only 40 miles by road and Ladybank railway station is 8 miles away and offers regular commuter services as well as intercity services to the north and south. Cupar is an active town with a wide variety of shops including supermarkets, a railway station and a good range of professional services. Kinross High School, Bell Baxter in Cupar and Madras College in St Andrews are well respected local secondary schools, and private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire.

A short distance away, the nearby town of St Andrews (22 miles) is renowned worldwide as the 'Home of Golf'. There are seven golf courses run by the St Andrews Links Trust and the many other golf courses in the area include Ladybank which is close by. St Andrews is also well known for its university, one of the oldest in Britain, founded in 1410, and its beautiful beaches.

## DESCRIPTION

The Red Barn is a spacious family home in a rural setting which was converted from farm steading buildings in 2001. The front door from the courtyard leads into the main entrance hall. This has a charming country house feel, with a log burning stove set into a feature exposed brick surround, pine wall panelling, and a staircase leading up to the first floor. The drawing room sits off the hall, and also has an open fireplace set into a stone surround, windows overlooking the courtyard, and an arched window at the end with garden views. Partially glazed double wooden doors lead into the sun room with has a door into the garden. A corridor from the entrance hall leads past the family room which overlooks the courtyard, to the spacious kitchen / breakfast room. This country kitchen has a range of fitted units with a central island, as well as appliances including Smeg fridge freezer and Indesit dishwasher. Large windows overlook the front courtyard, and there is a window overlooking the garden. A door from the kitchen leads into the sitting / dining room. This is a bright, airy and flexible living space, with a fireplace, timber flooring, and doors leading out into the garden.

The main first floor accommodation is approached by the staircase from the entrance hall. The principal bedroom suite has windows to the north, east and west offering lovely views, as well as a walk through dressing room which leads into the en suite shower room. There are a further three double bedrooms, all with fitted wardrobes. One of them has its own en suite shower room, and there is a family bathroom off the hall.

Beyond the sitting / dining room is an area of the house that could be separated off and used as a self-contained annexe (subject to the installation of a kitchen). It has its own access to the courtyard, and has a sitting room (currently used as a games room), shower room and utility room on the ground floor, with its own staircase leading up to two double bedrooms with fitted wardrobes above.

## OUTSIDE

The courtyard to the east of the house is shared with the neighbouring properties. This offers generous parking and access into the garaging. The principal gardens lie to the west of the house and have a large lawned area that is interspersed and surrounded by a variety of mature shrubs and trees including a large yew hedge offering it great shelter and privacy. There is a paved terrace area overlooking the garden which is a lovely space for outdoor dining and entertaining of guests. A discreet and private timber decked terrace houses a hot tub and has stunning views over the neighbouring Fife farmland.

There is a separate fully fenced paddock measuring about 1.02 acres in all. This is situated a short distance of just under 200 metres, to the east of North Colzie.

## DIRECTIONS

Drive north out of Auchtermuchty on the B936 / Newburgh Road. After about 1 mile, take the left turning to Glassarts. Follow this single track road for 2 miles, continuing as the road turns to the right past Wester Pitmenzie, and continues up the hill to North Colzie. Once past the stone steadings on the left, the drive to The Red Barn passes between two stone buildings directly in front, and leads into the courtyard. The Red Barn is the house on the left.















## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3738.

### Services

Oil fired central heating. Private drainage to septic tank. Mains electricity.

The Red Barn has a servitude right to use a water supply via privately owned borehole. £50 p.a. set fee for electricity and maintenance is shared according to usage.

### Local Authority & tax band

Fife Council tax band G.

### Miscellaneous

The access road is council adopted between the B936 to where it crosses Beggars Burn, approximately 320 metres to the south of The Red Barn. The owners of The Red Barn have a right of access over the access road from this point to the courtyard entrance, and between the courtyard entrance to the eastern end of the paddock, and over the courtyard itself. Maintenance costs over these are shared according to usage.

### Fixtures & Fittings

Standard fixtures and fittings 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.

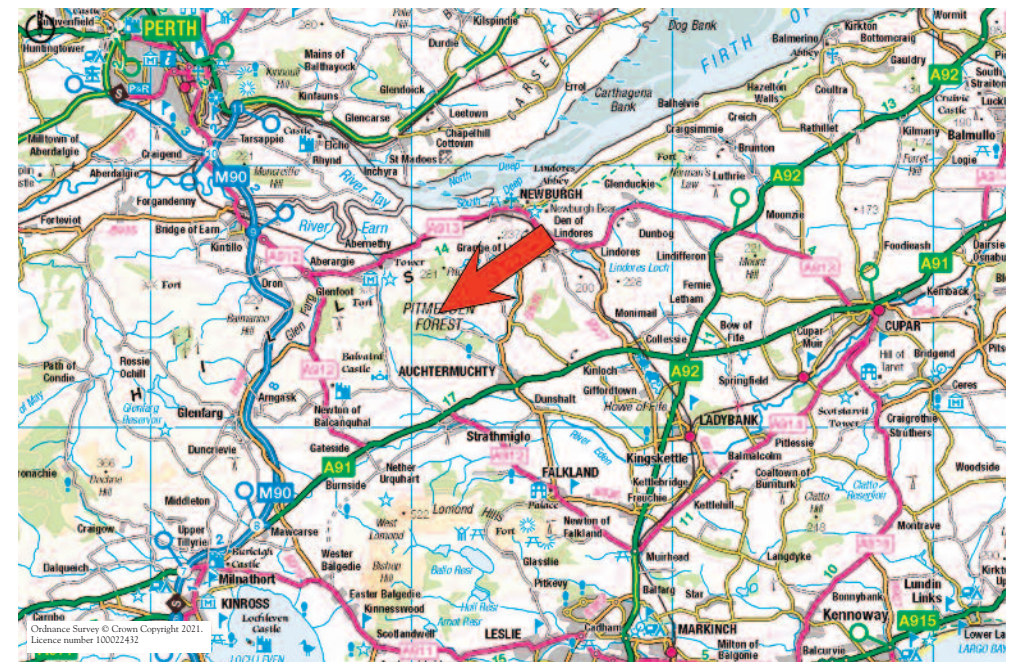
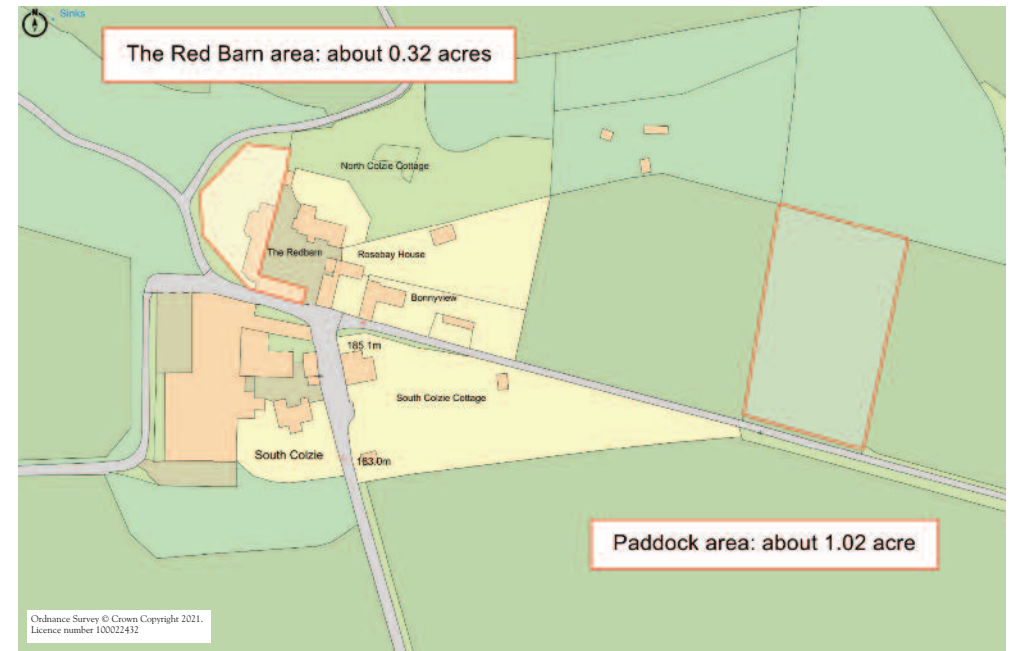
### Offers

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.

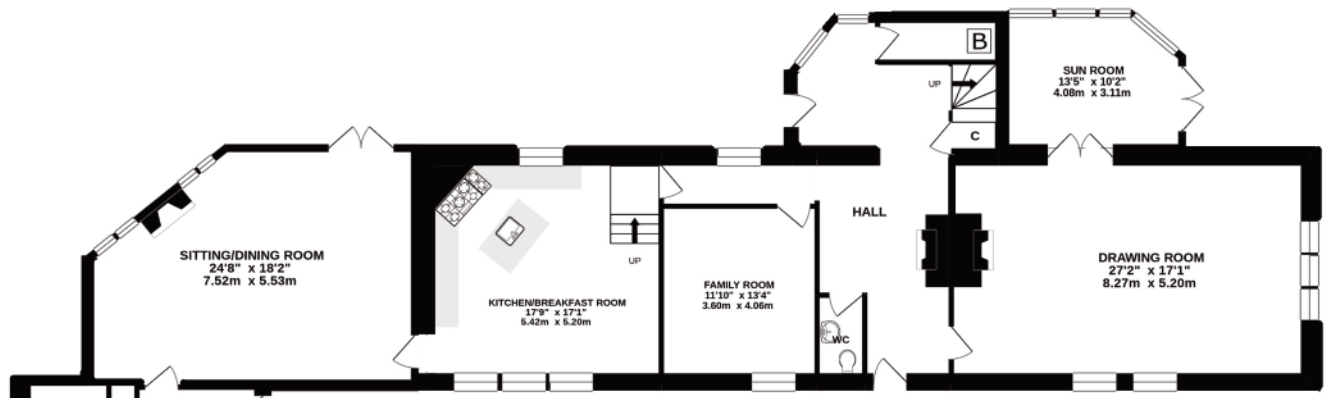
### Deposit

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.

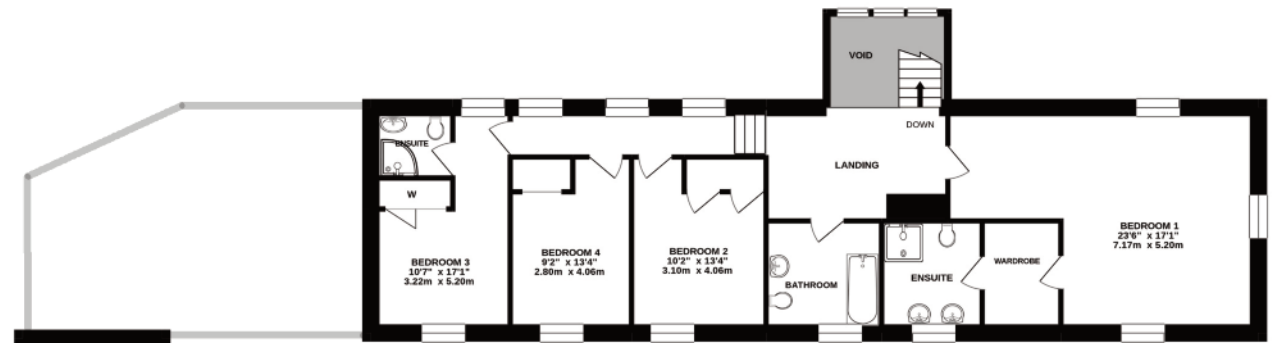
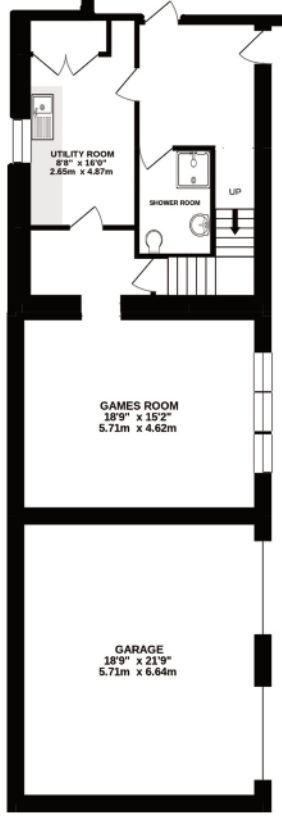
**Important Notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility 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, images 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 and photographs taken July 2021. Code: 210706







GROUND FLOOR



FIRST FLOOR



# THE RED BARN

GROSS INTERNAL AREA (APROX)

4,436 sq ft (412.1 sq m)

For Identification Purposes Only



