



BRIARMONT

LADYBANK, CUPAR, FIFE





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BRIARMONT

42 CHURCHSTREET, LADYBANK, CUPAR, FIFE, KY15 7LE

Cupar 7 miles, St Andrews 16 miles, Dundee 19 miles, Perth 20 miles,
Edinburgh 34 miles

HANDSOME VICTORIAN FAMILY HOUSE WITH EXTENSIVE ACCOMMODATION AND MATURE GARDENS

Traditional family home with 5/6 bedrooms

Peaceful village setting

Excellent commuting links to Edinburgh, Dundee and Perth

About 0.3 miles from Ladybank Station with services both to Edinburgh
and the north

Established gardens offering great privacy

Ground Floor

Kitchen, Sun / Breakfast Room, Living Room, Dining Room, Craft Room, Study,
Box Room, Utility Room, Store / Tool Room, Shower Room

First Floor

Sitting Room, 3 Bedrooms, Bathroom, Dressing Room

Second Floor

2 Bedrooms, Shower Room, Attic Store

EPC = E

About 0.48 acres in all

Situation

Ladybank is a country village situated in the heart of Fife with excellent road and rail links, providing good commuting options to Edinburgh, Dundee and Perth. The train station at Ladybank (about 0.3 miles) has regular direct services into Dundee, Perth and Edinburgh and Edinburgh Gateway, the new railway station which links directly with the tram to provide a swift link to Edinburgh Airport. The village offers local services including a primary school (on Church Street), two convenience stores, butcher, hairdresser, café, Chinese takeaway, garage and GP practice.

The nearby market town of Cupar (7 miles) is a vibrant community with good local services and amenities including supermarkets, independent retailers, professional services, restaurants and sports facilities including a leisure centre which has a swimming pool. There is a particularly good parkland golf course at Ladybank which is one of the select few used for qualifying for The Open Championship. There are also popular cricket clubs in Freuchie and Cupar, and The Howe of Fife Rugby Club caters for adults and children. Ladybank Primary School is on Church Street, a short walk away, and feeds Bell Baxter High School in Cupar. Ladybank is also well placed for a choice of private schooling: The High School of Dundee, St Leonard's in St Andrews and Kilgraston and Strathallan just south of Perth, are all less than 20 miles away.

St Andrews lies 16 miles to the east. It is well known for its university and also world renowned as the home of golf, being the seat of the Royal and Ancient Golf Club and the Old Course, arguably the most famous golf course in the world. The city of Dundee, home of the new V&A Museum, also has two highly regarded universities: The University of Dundee and Abertay University, and an airport with direct flights to London City.

Description

Briarmont is an attractive Victorian house, dating back to 1867. Once home to the local doctor, with his attached surgery, the house is now a spacious family home with extensive and flexible accommodation. The house is within walking distance of both the village primary school and railway station, which offers excellent commuting links. The house sits on a quiet street in almost half an acre of mature gardens, which provide it with plenty of privacy.

The traditionally proportioned dining and living rooms sit south facing, to the front of the house. Both have decorative cornicing, and the living room in particular has a large bay window overlooking the garden, a press, and an open fireplace with marble surround and hearth. The kitchen is fitted with William Ball units and includes a central island. It also has a four oven AGA, a door out into the garden, and a walk-in shelved pantry. The adjacent sun / breakfast room was added to the house in 2006 and has slate flooring with electric underfloor heating, and doors leading outside. It is tastefully designed with natural stone exterior walls and featuring the original west wall of the house. The room overlooks the garden, and is split into a casual seating area and informal dining / breakfast room. Other ground floor rooms include a study which was once the doctor's consulting room, shower room, a craft room which is set off the dining room, a utility room, a box room and a store / tool room. There is good storage throughout the ground floor.

The first floor has a south facing sitting room with views over the rooftops of Ladybank towards the rolling Fife hills and countryside. This bright and spacious room has decorative cornicing, a traditional press and bespoke fitted bookshelves, and could be used as a bedroom if preferred. There are three further double bedrooms, a family bathroom with separate shower cubicle, and dressing room on this level. A staircase from the landing leads up to the second floor above. Here there are two bedrooms both of which have stunning views, a shower room, and generous attic storage space.

The driveway from Church Street passes through stone pillars with wrought iron gates, and leads through trees, up to the front and side of the house where there is a gravelled parking area and garage. The gardens at Briarmont are lovely, fully walled, and extend to about 0.48 acres. A variety of mature broadleaf and evergreen trees provide it with a true sense of privacy. There is a south facing lawn to the front of the house and a wooded area to the east. The majority of the garden lies to the west of the house and contains beautiful mature trees and shrubs. There is a separate kitchen garden area to the east of the house. There is a large garden store on the north side of the house.

Directions

Postcode KY15 7LE directs you to Church Street, Ladybank. If travelling north up Church Street, the stone pillared entrance to Briarmont, No 42, is on the left hand side after passing the primary school on your right.

General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains gas, water, electricity and drainage. Central heating via mains gas boiler.

Fixtures & Fittings

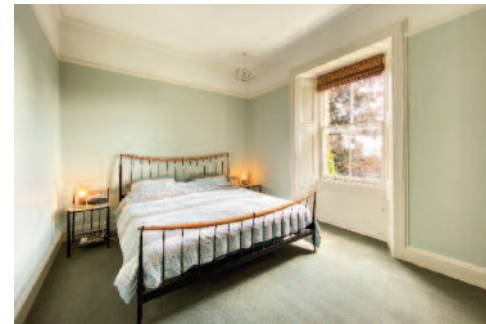
All carpets and blinds are included in the sale. The curtains are included, except for those in the first floor sitting room. The light fittings are included except for those in the dining room and sitting room. The white goods are specifically excluded except for the integrated AGA.

Local Authority & tax band

Fife Council tax band G.

Neighbouring Planning

There is planning consent for a new bungalow in the garden of No. 44 Church Street (Fife Planning Portal reference number: 21/00238/FULL). To the west of the property there is a field with planning consent which was first approved in 2004. The consent is for 60 residential dwellings.



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.

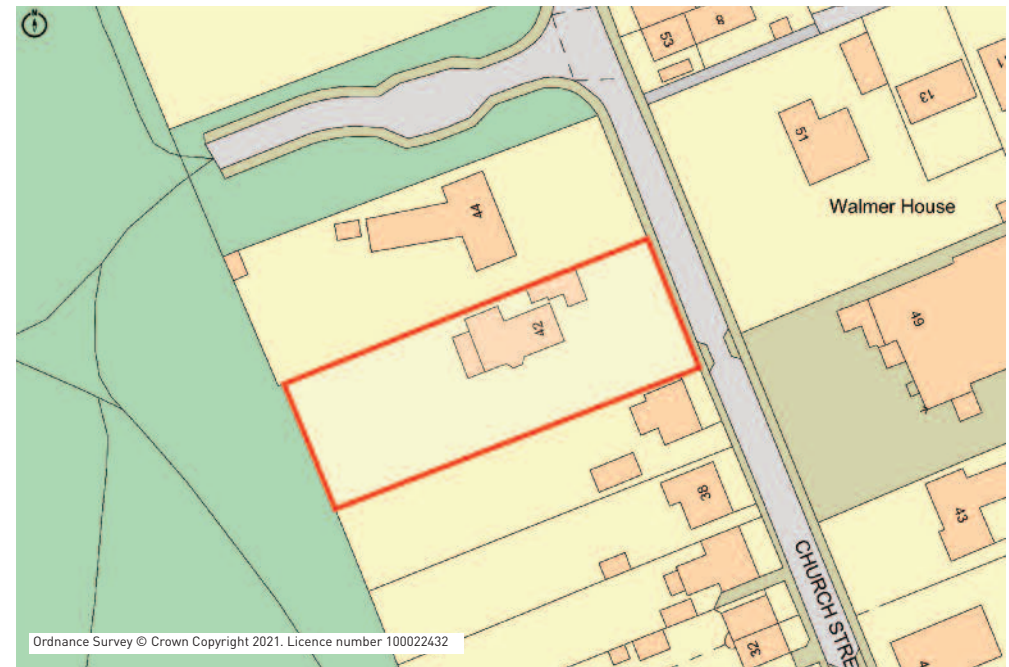
Important Notice

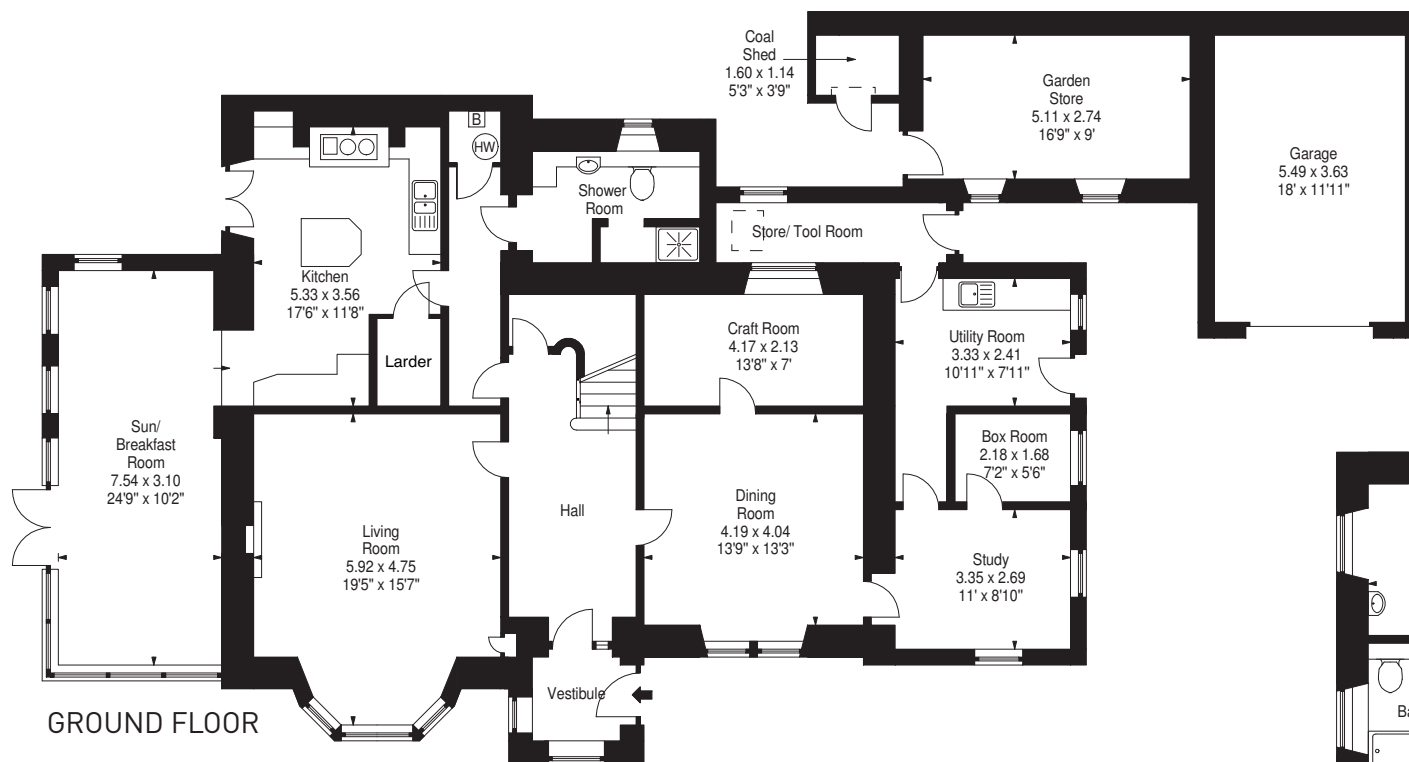
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TOTAL FLOOR AREA
354.69 SQ.M
3,818 SQ.FT
 (INCLUDING GARAGE, COAL SHED & GARDEN STORE)

