



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electric and water, Drainage to shared septic tank. LPG central heating.

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £1,847.47

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale.

ASKING PRICE

Offers Over £360,000 are invited.

OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2011 Licence Number 100010747.

OUTSIDE

Flood Lit Sand arena— 131' x 65' 40m x 20m
2 paddocks—extending to 2 acres (0.81 ha)
There are attractive and generous areas of garden to the side and front of the house.

Garden Shed Power.
16' x 10'
4.87m x 3.05m

Greenhouse Steel framed.
8' x 6'
2.44m x 1.83m

Garage Plumbed for washing machine.
17'5" x 17' Power.
5.30m x 5.20m

Store/Stable Earth floor. Lighting.
14'9" x 13'9"
4.51m x 4.20m

Loose Boxes x 3 Built of timber Light and power.
12'x 12' Concrete floors.
3.66m x 3.66m

Feed Store Light and power.
12' x 12'
3.66m x 3.66m



Cupar 9 Miles

Kirkcaldy 11 Miles

Boen-Baach Nether Drums Farm Freuchie, Fife

Edinburgh 33 Miles

Dundee 20 Miles



WELL PRESENTED FAMILY HOME WITH SPECTACULAR COUNTRYSIDE VIEWS IN ACCESSIBLE LOCATION

Accommodation:

Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Family Bathroom, Cloakroom, Utility Room, W.C.

- Double Glazing
- LPG Central Heating
- Large Garage & Stores
- Stables
- Grazing Paddocks
- Flood Lit Sand Arena
- Gardens

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

Boen-Baach is one of those houses which takes you completely by surprise. Hidden from the main road by the neighbouring farmhouse it is very private in its own way. What immediately strikes one are the sensational views across the Howe of Fife to the hills beyond. At the moment it is run as an equestrian property but need not be so there being plenty of room to carry out a variety of activities.

The generous and well specified accommodation includes 3 bedrooms, a good sized sitting room and the hub of the house which is the kitchen/dining room. Outside there is ample covered space with a full sized workshop/ garage, 3 loose boxes and a feed store. The sand arena is flood lit and has been completed to a high specification maintaining well its integrity.

SITUATION

Boen-Baach is reached by the road which joins the New Inn roundabout to Falkland road (see below). This gives it height allowing for the panoramic views mentioned above. It is 3 miles from Freuchie where there are shops, public houses and a primary school. More sophisticated facilities can be found in Glenrothes (4 miles) or Cupar (9 miles). Secondary education is also available in Cupar.

The house is situated in a very strategic position as regards communications being only 5 miles from Markinch and its mainline railway station and 33 and 20 miles respectively from the Edinburgh and Dundee airports.

Fife is well known for its diversity of leisure pursuits and with St Andrews only 19 miles away golf is high on the list

DIRECTIONS

From Cupar take the A914 towards Kirkcaldy. After about 8 miles there is a roundabout (known as the New Inn roundabout). Take the second turning left off the roundabout and proceed towards Falkland for 0.5 miles. The road which leads one to Boen-Baach is the first turning on the right as shown on the map on the back page. For route planning the postcode is KY15 7JQ

PARTICULARS OF SALE

Boen-Baach is entered through a semi glazed hard wood door into:-

Hall (N) Tiled floor
6'7" x 3'8"
2.01m x 1.10m

W.C. W.C. Wash hand basin. *Sector* extractor fan. Tiled floor.
6' x 2'9"
1.83m x 0.85m Radiator.

Cloakroom Shelving. Coat hooks.

Utility Room Floor units. Stainless steel sink. Plumbed for washing machine. Access to roof space. Extractor fan. Tiled floor.
6'2" x 5'7"
1.88m x 1.72m Radiator.

Kitchen/Dining Room (E) Floor and wall units. Vinyl sink. Plumbed for dishwasher. *Zanussi* electric hob., oven and extractor fan. Wall lights. *Velux* window. French doors to garden. 3 radiators. 2 television points. Telephone point.
20'7" x 15'3"
6.28m x 4.66m



Front Hall (S) Door to garden. Cornice. Access to roof space. Radiator.
14'10" x 3'8"
4.52m x 1.22

Sitting Room (E) French doors to garden. Beech floor. Fireplace with electric fire, timber mantle and marble surround and hearth. Vaulted ceiling with ceiling rose. Television point. Telephone point.
14'9" x 13'3"
4.50m x 4.05m



Rear Hall Cupboard housing *Profile* LPG boiler and hot water cylinder. Walk in store cupboard. Cornice. Radiator.
19'3" x 3'7"
5.87m x 1.10m

Bedroom 3 (S) Double built in mirrored wardrobe with shelved and hanging space. Radiator. Television point. Telephone point.
10'9" x 7'4"
3.29m x 2.25m



Master Bedroom (S) Double built in mirrored wardrobe with shelved and hanging space. Cornice. Radiator. Television point. Telephone point.
11'4" x 10'8"
3.47m x 3.25m



Bedroom 2 (N) Double built in mirrored wardrobe with shelved and hanging space. Cornice. Radiator. Television point. Telephone point.
15'2" x 8'11"
4.64m x 2.73



Family Bathroom W.C. Wash hand basin with shaver and light over. Bath. *Mira Excel* shower in cubicle. *Sector* extractor fan. Radiator
9'4" x 6'
2.84m x 1.82m