

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

From the electric gate a gravel sweep leads to a garage and parking area. The extensive gardens are mainly laid to lawn with flower beds. A paved sun terrace to the east offers far reaching views to Schiehallion.

On the east elevation is a private decked area with *Hot Springs* hot tub seating 6–8 people. This can be acquired by separate negotiation. North of the house is an attractive pond overlooked from the roundel.

**Garage** Up and over door.  
**19'3" x 11'2"** Plumbed for washing  
**5.88m x 3.42m** machine. Roof storage  
space, Power. Concrete  
floor. Lean-to log store.

## PLANNING

Detailed Planning Permission exists to extend St Andrews Wells to give it six bedrooms and appropriate ancillary other accommodation. Doing this work would result in a house of even more important consequence and substantially greater value. The Building Warrant Reference No. is 02/03212/E-BW.

There are also plans to extend the house to five bedrooms which could be done without installing an extra floor. There is no current Planning Consent for this extension.



## VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

## SERVICES

Mains electricity and water. Private drainage to septic tank. Oil fired central heating from *Rayburn*.

## COUNCIL TAX

Council Tax Band G. The annual Council Tax payable at present is £2,495.88.

## FIXTURES AND FITTINGS

All blinds, curtains and fitted floor coverings are included in the sale. The *Hot Springs* hot tub can be acquired by separate negotiation.

## ASKING PRICE

Fixed Price £495,000

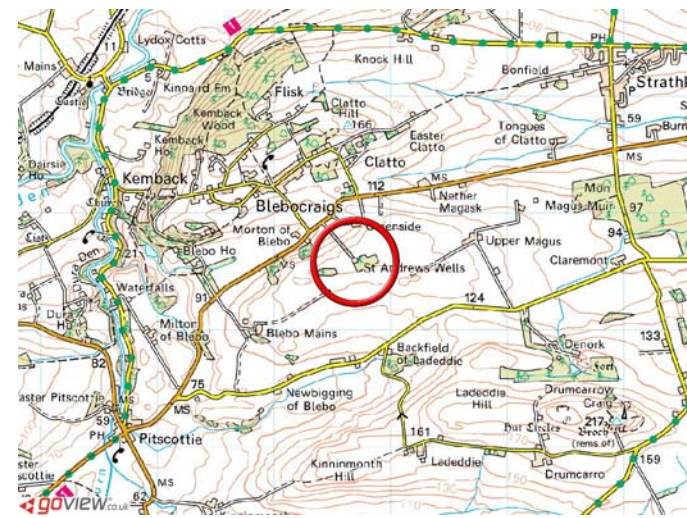
## OFFERS TO:-

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 2008 Licence Number 100010747.



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Cupar 5 Miles

Dundee 13 Miles

## St Andrews Wells Blebo Craigs Fife

Edinburgh 48 Miles

St Andrews 5 Miles



**IMMACULATE FAMILY HOME SET IN PRIVATE ELEVATED LOCATION WITH STUNNING VIEWS OVER SURROUNDING COUNTRYSIDE AND BEYOND**

### Accommodation:

Sitting Room, Roundel with Kitchen/ Family/Dining Room,  
3 Bedrooms (Master En-Suite), Shower Room

**Oil Fired Central Heating  
Double Glazing  
Garage  
Attractive Gardens**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: [info@bradburne.co.uk](mailto:info@bradburne.co.uk) Web: [www.bradburne.co.uk](http://www.bradburne.co.uk)

## GENERAL DESCRIPTION

St Andrews Wells was sympathetically converted from a former smiddy 8 years ago to form a stunning yet comfortable family home. On the Pilgrim route to St Andrews the site has its original well intact within the garden.

An impressively light roundel allows modern living with a combined kitchen, dining and family room with far reaching views. All three bedrooms are double sized and planning permission exists to extend the property to a five/six bedroom home. It is in such a wonderful location that it is well capable of further development. Outside is a garage, lean-to and decked area with hot tub. A west facing sun terrace lies just outside the roundel.

## SITUATION

St Andrews Wells is only 5 miles from St Andrews and 1.5 miles from Pitscottie with its delicatessen and restaurant.

The nearest primary school is at Strathkinness and secondary schools are at Cupar or St Andrews. Private education is available in St Andrews at St Leonards New Park School.

Access to the central motorway network is swift and Edinburgh airport is only 45 miles distant. Cupar has a mainline railway station. St Andrews Wells is within easy access of St Andrews where there are an extensive variety of shops including two supermarkets. St Andrews is of course famous for many other things including its University, golf courses, theatre and all manner of other cultural and sporting diversions.

## DIRECTIONS

From St Andrews follow the B939 towards Pitscottie. Approximately 2 miles west of the Strathkinness crossroads turn left up a private Tarmac driveway up to St Andrews Wells. A bell on the right hand gate post allows the owner to operate the electric gate. For route planning the post code is KY15 5UB.

## PARTICULARS OF SALE

St Andrews Wells is entered through a semi glazed timber door with semi glazed side panel into:-

**Hall (S)** Decorative beams. Smoke alarm.  
17'3" x 8'9"  
5.27m x 2.67m  
Radiator.

**Shower Room (S)** W.C. Wash hand basin. *Mira*  
12'4" x 4'5"  
3.77m x 1.30m  
*Excel* shower in cubicle. *Egt*  
extractor fan. Tiled dado rail.

An Astragalled door with glazed side panel leads into:-

**Sitting Room** Stone fireplace with multi fuel  
(N, S & W) stove. Decorative beams. Picture  
17'3" x 14'3" lights. Radiator. 5 amp lighting  
5.26m x 4.35m circuit. Television point.  
Telephone point.



From the hall an Astragalled door with glazed side panels leads to the roundel:-

**Kitchen/Dining/** Floor and wall units. Brass bowl  
**Family Room** sink with drainer. *Rayburn* stove.  
(N, E & W) *Stoves* halogen hob. *Miele* electric  
23'10" oven and grill. *Neff* dishwasher.  
7.27m Fridge/freezer. Ash floor.  
Central stone pillar. *Efel* oil fired  
stove. Vaulted ceiling with  
exposed beams. Radiator. French  
doors to garden. Television  
point. Telephone point.



From the front hall an Astragalled door with glazed side panel leads to:-

**Hall (N)** Extensive book shelving. Airing  
32'6" x 5'2" Cupboard housing hot water  
9.92m x 1.60m cylinder. Radiator.

**Master Bedroom** Double fitted wardrobe with  
(S) shelved and hanging space.  
14'1" x 9'10" Radiator. Television point.  
4.30m x 3.00m Telephone point.



**En-Suite (E)** W.C. Wash hand basin. Bath.  
9'6" x 6'10" *Mira Excel* shower in cubicle.  
2.91m x 2.08m *Emma* extractor fan. Floor and  
wall units.

**Bedroom 2 (S)** Double fitted wardrobes with  
11'5" x 11'3" shelved and hanging space.  
3.49m x 3.45m Radiator. Television point.



**Bedroom 3 (S)** Double fitted wardrobes with  
11'8" x 11'5" shelved and hanging space.  
3.56m x 3.49m Radiator. Television point.

