

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

To the side of the main house is a double garage with workshop area to the rear. East of the house are a range of traditional farm buildings providing storage. The stone buildings and original farmhouse form part of the holiday home development.

## PLANNING

In August 2014 the original farmhouse and steadings was given full planning permission for conversion to form 4 holiday homes. Ref: 14/00531/FULL. Full details are available at [www.fifedirect.org.uk/planning](http://www.fifedirect.org.uk/planning). Briefly, there is permission for 2 one bedroom flats, a studio cottage and 2 bedroom cottage.

## VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

## COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2208.34

## FIXTURES AND FITTINGS

All fitted floor coverings and some white goods are included in the sale.

## SERVICES

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

## OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife, KY16 9UN. Fax 01334 474399.



## 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 2015 Licence Number 100010747.

# Bradburne & Co

Chartered Surveyors, Estate Agents

Dundee 23.5 miles

Kirkcaldy 20 miles

## Ovenstone Muir, By Anstruther, Fife

St Andrews 9.5 miles

Edinburgh 47 miles



**AN ATTRACTIVE SMALL HOLDING WITH MODERN FAMILY HOME,  
PLANNING PERMISSION FOR 4 HOLIDAY HOMES AND 8.02 ACRES OF LAND**

## Accommodation:

Sitting Room, Dining Room, Kitchen, Sun Room,  
4 Bedrooms (2 En-Suite Shower Rooms), Family Bathroom, Utility Room

Oil Fired Central Heating

Buildings with Planning  
Permission for 4 Holiday Homes

Double Garage

Double Glazing

Grazing Paddocks

8.02 Acres (3.25 Ha) or thereby

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

Ovenstone Muir is a compact small holding comprising a modern family home built 10 years ago, the original farmhouse and associated buildings and 3 grazing paddocks extending to 8.02 acres/3.25 ha in all. The four bedroom house is in excellent condition and is highly specified throughout. The original farmhouse has full planning permission for conversion to 4 holiday dwellings. It could also be renovated into a large house subject to building warrants. The whole property has a multitude of uses and permutations based on the purchasers needs.

## SITUATION

Ovenstone Muir is situated to the north of Pittenweem in an attractive elevated position overlooking the Firth of Forth and Berwick Law beyond.

Day to day facilities are available in Pittenweem and Anstruther including supermarkets, health facilities and a wealth of leisure activities. St Andrews is only 9.5 miles distant with more comprehensive facilities.

Primary schools are available in Pittenweem and Anstruther. There is also the excellent Waid Academy secondary school in Anstruther.

## DIRECTIONS

From St Andrews follow the Crail road out of town to the south. At the top of Kinkel Brae turn right towards Anstruther, follow the road for 4 miles to Spalefield Cross Roads and turn right towards Kellie Castle, follow the road for 1½ miles and turn right on a minor road sign posted.

Ovenstone Muir is on the left. For route planning the post code is KY10 2RR.

## PARTICULARS OF SALE

The property is entered through a glazed door into:-

**Entrance** Tiled floor. Radiator. Cornice.  
**Vestibule (S)** Security alarm control.  
**1.4m x 1.9m**  
**4'7" x 6'2"**

Double part-glazed doors from the vestibule lead into:-

**Reception** Walk in double storage cupboard  
**Hallway** with shelving and hanging space.  
**3.1m x 3.23m** Cornice.  
**10'2" x 10'7"**

**Sitting Room (S,W)**  
**4.2m x 5.5m**  
**13'9" x 18'**



T.V. point. Telephone point.  
 Radiator. Cornice.

**Kitchen (E)**  
**3.52m x 4.31m**  
**11'6" x 14'1"**



Fitted floor and wall units. Kitchen island with 2 units below. Rangemaster Toledo grill, double oven and gas hob. Stainless steel extractor hood. Diplomat integrated dishwasher. 1½ sink and drainer. Tiled splash back. Tiled floor. Cornice.

**Utility Room (N)**  
**2.22m x 2.97m**  
**7'3" x 9'9"**

Fitted floor units. Walk in storage cupboard with hanging and shelving space. Chrome sink and drainer. Combi boiler. Tiled floor. Tiled splash back. Glazed door leading to rear garden. Hatch to attic. Hotpoint First Edition washing machine. Hotpoint Aquarius tumble drier.

**Sun Room (E,W,N)**  
**4.31m x 4.38m**  
**14'2" x 14'4"**

Patio door leading to garden. T.V. point. Telephone point. Radiator. Cornice.



**Dining Room (N)** Door to sun terrace. Radiator.  
**2.98m x 4.3m** Cornice.  
**9'9" x 14'**



**Bedroom 2 (N)** Double fitted wardrobes with mirrored doors, hanging and shelving space. Radiator. Cornice.  
**2.87m x 3.58m**  
**9'5" x 11'9"**



**En-suite Shower Room (N)** Corner shower cubicle with Mira Sport electric shower and wet wall surround. Wash hand basin. W.C. Fully tiled walls and floor. Silavent extractor fan. Radiator.  
**1.47m x 1.57m**  
**4'10" x 5'1"**

**Bathroom (S)**  
**2.39m x 3.1m**  
**7'10" x 9'10"**

Double shower cubicle with Mira electric shower. Bath. Wash hand basin. W.C. Fully Tiled walls and floor. Silavent extractor fan. Radiator.



**Study/Bedroom 4 (S)** Telephone point. Radiator.  
**2.4m x 3.3m**  
**7'10" x 9'11"**

**Bedroom 3 (S)** Triple fitted wardrobe with sliding doors, hanging and shelving space. Radiator. Cornice.  
**3.5m x 3.56m**  
**11'5" x 11'6"**

**Master Bedroom (N)** Triple fitted wardrobe with sliding doors, hanging and shelving space. Walk in storage cupboard with hanging and shelving space. Radiator. Cornice.  
**3.53m x 3.57m**  
**11'7" x 11'8"**



**En-suite Shower Room (N)** Corner shower cubicle with Mira Sport electric shower and wet wall surround. Wash hand basin. W.C. Fully tiled walls and floor. Silavent extractor fan. Radiator.  
**1.91m x 2.48m**  
**6'3" x 8'1"**