

OUTSIDE

The house is surrounded by lawned gardens. To the side of the main house is a detached double garage with workshop area to the rear and delivery to the public road.

LOT 2 - OLD FARMHOUSE AND STEADING

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. 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. Briefly, there is permission for 2 one bedroom flats, a studio cottage and 2 bedroom cottage.

LOT 3 - SOUTH FIELD

Fenced grazing field.

LOT 4 - NORTH FIELD

Fenced grazing field.

LOT 5 - EAST FIELD

Fenced grazing field.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,208.34

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

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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**

FOR SALE AS A WHOLE OR IN 5 LOTS

Accommodation:

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

Buildings with Planning Permission for 4 Holiday Homes

Double Glazing

Oil Fired Central Heating

Double Garage

Grazing Paddocks

8.02 Acres (3.25 Ha) or thereby in all

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: 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. It is offered for sale as a whole or in 5 lots.

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 Carnbee.

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

LOT 1 - THE HOUSE

PARTICULARS OF SALE

The property is entered through a glazed door into:-

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

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

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

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



TV 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. TV point. Telephone point. Radiator. Cornice.



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