

# Bradburne & Co

Chartered Surveyors, Estate Agents

**Rear Garden** The rear garden is mainly laid to lawn with mature palm trees. A paved path leads to a summer house and decking area.



**Garage** 5.34m x 4.97m  
17'6" x 16'03"  
Double garage with remote up and over door and lofted play area in the roof space.

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## SERVICES

Mains electricity and water. Electric underfloor heating throughout. Drainage is to a shared septic tank.

## COUNCIL TAX

Council Tax Band G. The annual Council Tax payable at present is £3,132.84.

## FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

## ASKING PRICE

Offers over £415,000 are invited.

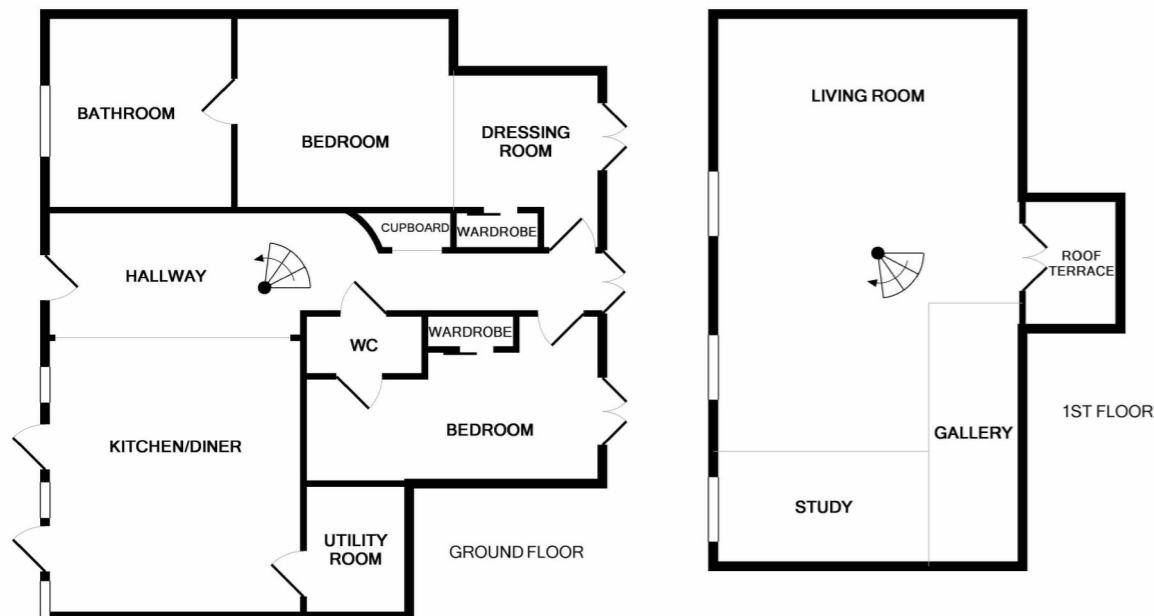
## OFFERS TO:-

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 2019 Licence Number 100010747.



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St Andrews 12 miles

Anstruther 1.5 miles

Kirkcaldy 24 miles

Edinburgh 51 miles

## The Arches, Caipie Court, by Anstruther, Fife



**OUTSTANDING ARCHITECT CONVERSION OF A LISTED STEADING TO FORM A DESIRABLE COASTAL RESIDENCE FINISHED TO THE HIGHEST STANDARD**

### Accommodation:

Open Plan Living Area, Kitchen/Dining Room, Utility Room,  
2 Double Bedrooms (both En-Suite), Jack & Jill WC.

**Underfloor Heating  
Double Glazing  
Garage & Parking Space  
Front & Rear Gardens  
EPC Rating Band C**

139 South Street St Andrews Fife KY16 9UN

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## GENERAL DESCRIPTION

The Arches was originally converted from a fine store farm standing in the 1990's and extensively renovated and re-modelled in 2008 by Charlton Brown Architects based in London. Bespoke fittings are used throughout including the hand made oak kitchen, solid oak doors and curved glazed panels in the Gallery. In addition all arches either side of the house have French doors. The sympathetic renovation retains the cart arches, grain loft and pan tile roof typical of the East Neuk architecture.

From the lovely courtyard the oak front door leads to a welcoming bright hall and round tower housing the spiral staircase to the upper floor. To the right is a bespoke open plan kitchen with utility room off and dining room open to the upper level. From the hall a corridor leads to both bedrooms and out to the rear garden through French doors.

The master bedroom also has French doors to the garden, a sitting area and glass wall with door to the en-suite with roll top bath, shower cubicle and custom made twin stone basins. The second bedroom has similar access to the garden with a roll top bath leading to a Jack & Jill en-suite WC.

Up the oak staircase leads to an impressive open plan sitting room and study area with glazed galleried areas to the ground floor. French doors lead to a sit out balcony with views towards the Isle of May.

Outside, the courtyard front garden has a coastal theme with landscaped sand and stone covering. To the rear is a fenced garden with sun terrace, terraced lawns, summer house and decked area overlooking the Firth of Forth. North of the courtyard is a double garage with lofted playroom.

## SITUATION

The Arches is virtually equi-distant between Crail and Anstruther down a hidden private road down to the edge of the Firth of Forth. Day to day amenities are available in both towns.

Anstruther has a busy marina for private boats and the surrounding harbours are known for their shellfish. Primary schools are within 2 miles and an excellent secondary school at Waid Academy. Private education for all ages is available in the University town of St Andrews (10 miles) also known as the Home of Golf.

Edinburgh Airport is 46 miles distant and Dundee airport is only 27 miles away.

## DIRECTIONS

From Crail head west on the coast road and after 1.5 miles turn left at the Doocot and follow the road down to Caipie. From Anstruther head to Crail for 1.5 miles and turn right at the Doocot. For route planning the post code is KY10 3JR.

## PARTICULARS OF SALE

The property is entered through a solid wooden door into:-

**Kitchen/Dining Room (W)** **8.52m x 3.76m** **27'11" x 12'4"**  
*NEFF appliances including Fridge. Electric Oven. Electric Hob. Dishwasher. Zanussi Freezer. Elica Extractor Fan. Oak Island.*



**Utility Room** **2.35m x 1.8m** **7'8" x 5'10"**  
 Floor and wall units. *Indesit* Washing Machine. *Bosch Classixx* Tumble Dryer. Microwave. Sink.

**Hallway** **4.76m x 1.04m** **15'7" x 3'5"**  
 Store cupboard. Double glass doors to rear garden.

**WC** **2.2m x 1.07m** **7'2" x 3'6"**  
 Heated towel rail. Wash hand basin. WC. Integrated extractor fan.



**Bedroom 1 (NE)** **5.2m x 3.37m** **17'1 x 11'**  
 French doors to rear garden. Roll top bathtub. Mirrored built in wardrobe with lighting. Access to WC.



**Bedroom 2 (NE)** **6.7m x 3.38m** **22' x 11'1"**  
 French doors to rear garden. Mirrored built in wardrobe with lighting. *Velux* window x 2. TV point.



**En-suite (SW)** **3.6m x 2.21m** **11'9" x 7'3"**  
 Twin stone basins. Roll top bathtub. Waterfall shower. WC. Built in extractor fan.



Timber spiral staircase leading to:-

**Open Plan Living Area (SW)(NE)** **12.39m x 5.55m** **40'7" x 18'2"**  
 Wood burning stove. Built in cabinets and bookcases. *Velux* windows x 7. Built in TV. TV Point. Telephone Point.



French Doors leading to balcony:-

**Balcony (E)(S)** Sea views across to the Isle of May.