



Rennyhill House
Kilrenny
Anstruther
Fife

Bradburne & Co



Cupar 15 miles

Perth 40 miles

**Rennyhill House
Kilrenny
Anstruther
Fife
KY10 3JF**

St Andrews 9 miles

Edinburgh 50 miles

**HISTORIC GEORGIAN B-LISTED MANSION IN ATTRACTIVE EAST NEUK VILLAGE
CLOSE TO THE FIFE COAST**

Main Accommodation:

Drawing Room, Dining Room, Snug, Dining Kitchen, 6 Bedrooms (2 ensuite), 3 Bathrooms,
Cloakroom/WC, Utility Room, Kitchenette.

Attractive gardens extending to 0.53 acres with Summer House. Double Garage. Workshop.

A two bedroom cottage is also available for sale with the main house.

Sole Selling Agents

Bradburne & Co

Chartered Surveyors, Estate Agents

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399
info@bradburne.co.uk www.bradburne.co.uk

RENNYHILL HOUSE

Rennyhill House is a fine example of a Georgian Mansion built around 1760 of ashlar sandstone. The accommodation is laid out over three main floors with an attic flat above with a further two bedrooms. Working window shutters are fitted throughout the property.

At first floor level is a delightful Drawing Room overlooking the gardens to the south. On the ground floor is a spacious dining room for entertaining and a farmhouse style kitchen.

A classic Georgian wide stone staircase leads to all floors with 6 bedrooms (2 ensuite) and 3 further bathrooms and cloakroom/WC.

The attic floor was converted in 1996 to a two bedroom self contained flat with a bathroom and kitchen.

Outside are well kept gardens extending to over half an acre with a double garage and workshop.

Available in addition to the main house is Wester Cottage.

The attached two bedroom cottage is also available for sale with the main house. This extends to over 1000sqft (93m²).

Wester Cottage was sympathetically modernised in 1995 to form a spacious cottage suitable for letting or part of the main house.

Hot water and heating for radiators is provided by a Grant Vortex oil fired combi boiler. The hot water cylinder is unvented and 210L capacity.

Mains gas fires are fitted in the snug and dining room. There is a large gas fired stove in the drawing room. The property has a fire safety certificate and is fitted with a Chubb mains operated fire alarm system.





SITUATION

Kilrenny is a small attractive village to the east of Anstruther with historic weavers cottages and homes originally built for agricultural workers.

Day to day amenities are available in Anstruther including, health, leisure, shopping and education. St Andrews only 9 miles distant provides more comprehensive facilities including the theatre, independent shops and the home of golf.

The east neuk is renowned for its mild climate, attractive fishing ports, golf courses and marinas including Anstruther with its modern moorings.

Education is close by with primary schools and the excellent Waid Academy. Private education for all ages is available at St Leonards in St Andrews.

There are railway stations at Leuchars 15 Miles and Cupar 16 Miles giving excellent access north and south on the east coast line. Edinburgh Airport is 47 miles and Dundee Airport 24 Miles also has flights to London and other cities.

HISTORY

Kilrenny owes its history to weaving, fishing and agriculture. The centre of the village includes Trade Street dating from medieval times when shoe makers, Farriers and weavers occupied the buildings with fisherman in Routine Row. The old school dates back to 1815 and is now used as the village hall. The area is surrounded by scheduled ancient monuments including carved stones from the 9th Century.

Rennyhill House dates from around 1760 and the east wing was removed in the 1970's. The sellers have planning consent to rebuild the east wing to restore the Georgian symmetry and ground surveys have been undertaken recently.

OUTSIDE

To the front of the property the garden is laid to lawn with a mature hedge border.

There is also a walled garden with a summerhouse surrounded by specimen trees and planted borders.

To the rear of the property there is a double garage with roller doors and a workshop.

FIXTURES & FITTINGS

Fitted carpets and curtains are included in the sale.

Additional items can be made available to the purchaser by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity, gas, water and drainage.

Oil fired central heating in main house.

ENERGY PERFORMANCE CERTIFICATE

Rennyhill House EPC Rating Band E.

COUNCIL TAX

Council Tax Band of Rennyhill House is G.

The annual Council Tax payable at present is £3,255.08.

OFFERS TO:-

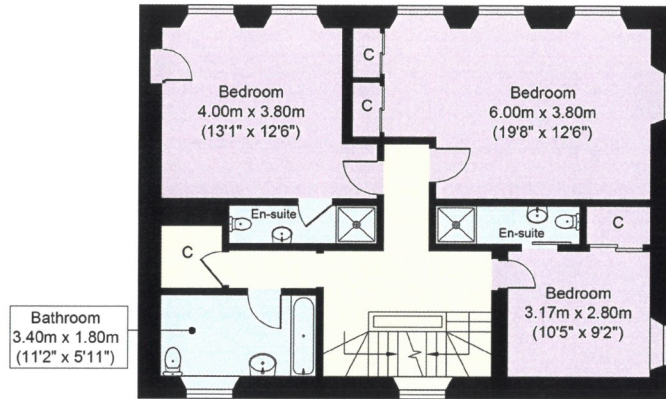
Bradburne & Co., 139 South Street, St Andrews, Fife, KY16 9UN. Fax 01334 474399.



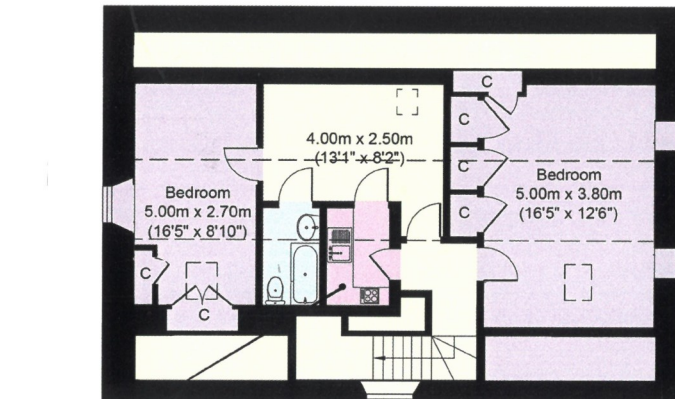


Approximate Gross Internal Floor Area
Total 421.99 sq m (4539 sq ft)
House: 328.53 sq m (3535 sq ft) Cottage: 93.46 sq m (1004 sq ft)

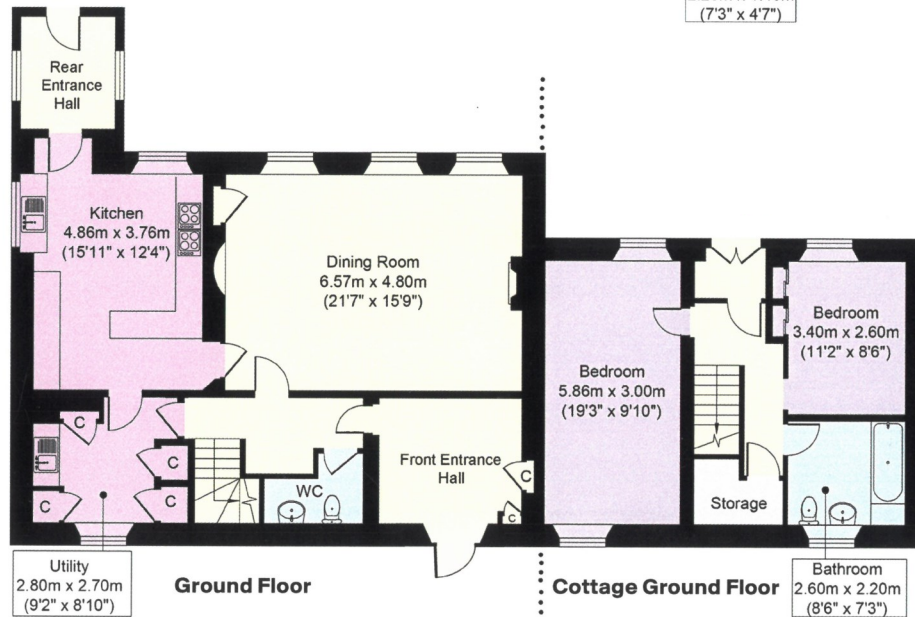
This plan is for guidance only and must not be relied upon
as a statement of fact. Attention is drawn to the Important Notice
on the last page of the text of the Particulars.



Second Floor

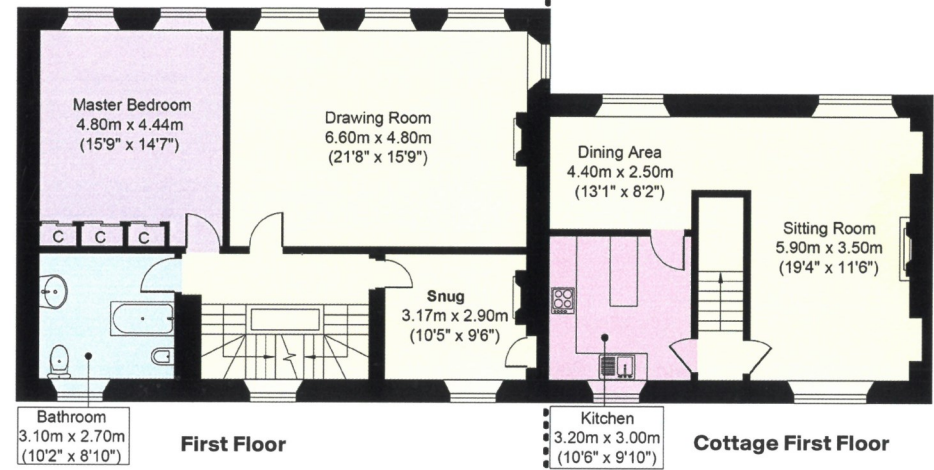


Third Floor



Ground Floor

Cottage Ground Floor



First Floor

Cottage First Floor

Wester Cottage - Available to the purchaser of the House.

Adjoining Rennyhill House is Wester Cottage, a two storey stone built property.

The cottage is comprised of a sitting room with dining area, kitchen, two bedrooms, bathroom and entrance hallway.

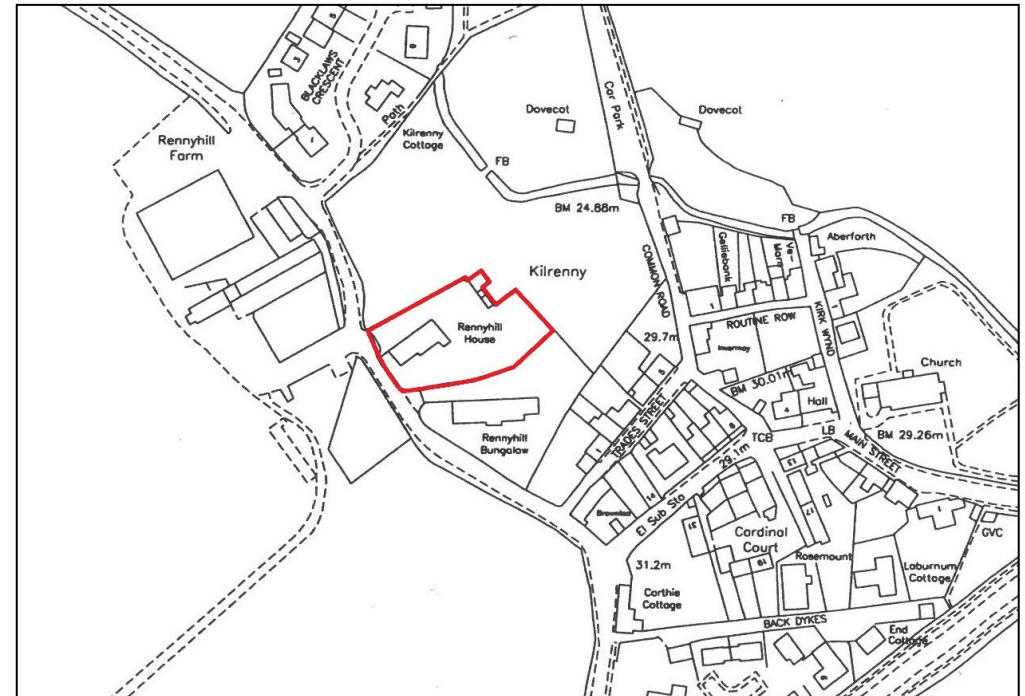
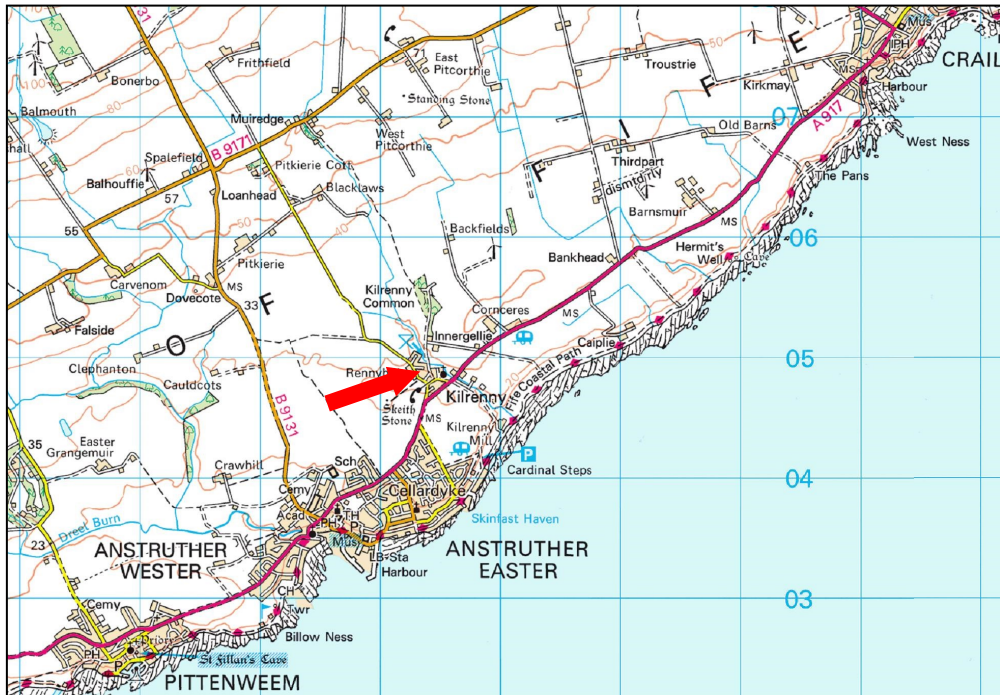
The cottage has been successfully let as a standalone property and could be used as a holiday cottage.

Hot water and heating for radiators is provided by a Worcester Bosch main gas fired combi boiler. There is a mains gas stove in the living room.

Wester Cottage EPC Rating Band D.

Council Tax Band is D. The annual Council Tax payable at present is £1,728.91.





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 2021 Licence Number 100010747.



