

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The cottage is surrounded by lawned gardens with kennels and a hen coop.

The mixed woodlands extend to about 1 acre with a variety of planted species in a shelter belt.

There is a small paddock with a timber field shelter and a large level sheltered grazing field that are both well fenced.

Timber field shelter—3.45m x 6.93m (11'3" x22'9")

SERVICES

Mains electricity, water and drainage.

Oil fired central heating

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band E

OFFERS TO:-

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

FIXTURES AND FITTINGS

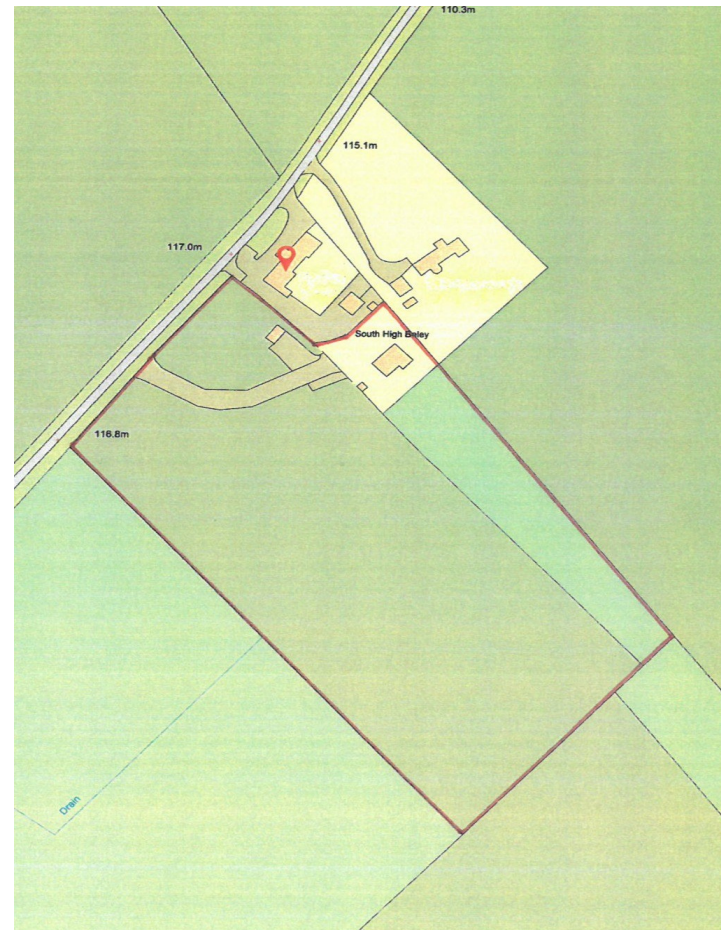
Kitchen appliances, light fittings and fitted floor coverings are included in the sale.

ASKING PRICE

Offers over £410,000 are invited.

OFFERS TO:-

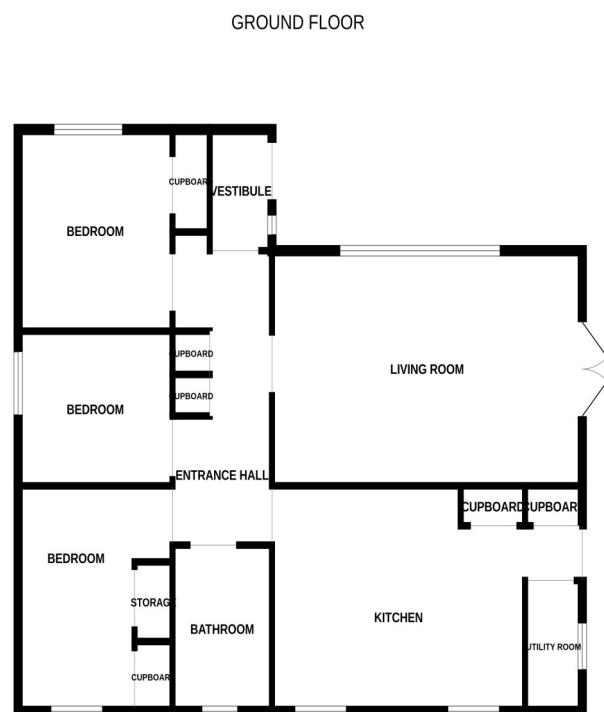
Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN.



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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 2025. Licence Number 100010747.



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St Andrews 5.1 miles

Dundee 18.7 miles

**South High Beley Cottage,
Dunino, FIFE**

Cupar 13.4 miles

Edinburgh 51.8 miles



**AN ATTRACTIVE EQUESTRIAN PROPERTY IN AN ELEVATED POSITION
WITH FAR REACHING VIEWS**

Accommodation:

Sitting Room, Dining Kitchen, Three Bedrooms, Family Bathroom, Utility Room

Oil Fired Central Heating, Double Glazing

Grazing Paddocks with Field Shelter

Woodland Shelter Belt

Extending to 6.75 acres (2.73 hectares) 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

South High Beley Cottage comprises a family home, grazing and woodlands in a rural area to the south of St Andrews.

The cottage has a bright sitting room, 3 bedrooms, dining kitchen, family bathroom and utility room. Oil fired central heating and double glazing are provided throughout the cottage. There is a grazing paddock with field shelter, larger grazing field and attractive gardens surrounding the cottage. In addition to equestrian use it could be utilised for other rural uses including a small holding.

SITUATION

The cottage is south of Dunino, close to St Andrews to the north and Anstruther to the south. Day to day facilities are catered for in Anstruther, including primary and secondary schooling, shopping and harbour with marina. St Andrews has more comprehensive facilities. There are railway stations are at Leuchars and Leven.

DIRECTIONS

From St Andrews follow the A917 towards Crail and turn right onto the B9131 to Anstruther. On leaving Dunino, turn right at Beley Farm and follow the tarmac road past one cottage. Turn left between the horse paddocks and up to the cottage. The post code is KY16 8LZ and what three words are /// crucially.readings.importers

PARTICULARS OF SALE

The property is generally entered through the back door into a vestibule with oil fired boiler cupboard also housing the electric meter.

Utility Room (W) Wash hand basin
2.01m x 1.1m Bosch washing machine
6'7" x 3'8" AEG tumble dryer



Dining Kitchen (N)(N) Floor and wall units
5.18m x 3.86m Whirlpool Oven and Hob, extractor
17' x 12'8" hood. Double Sink, Bosch Dishwasher and Fridge Freezer, Logik Freezer, Sony TV, Cupboard housing hot water cylinder, Watchman for oil tank



Sitting Room (S)(W) Sandstone Fireplace with slate
6.23m x 3.75m hearth and stove. French
20'5" x 12'3" Windows, 2 Radiators



Bedroom 1 (S) Fitted wardrobe. Radiator.
3.22m x 3.78m
10'6" x 12'4"



Bedroom 3 (E) Fitted wardrobe. Radiator.
3.13m x 2.57m
10'3" x 8'5"



Bedroom 2 (N) 2 fitted wardrobes. Radiator
3.69m x 3.13m
12'10" x 10'3"



Family Bathroom (N) Roll top bath with Mira Sport
2.64m x 1.64m shower over. WC. Wash hand
8'8" x 5'4" basin. Dimplex heater. Shaver point. Extractor fan.

