



This stunning, individually-designed detached property, quietly located overlooking Pitcairn village park and with impressive views to surrounding countryside, is situated within the charming and popular village of Dairsie.

The fabulous property, although extremely well-appointed and finished to a high specification, has been further enhanced by the present owner with the addition of a second en suite facility, the strategic installation of traditional style radiators along with new internal oak doors throughout. There are many attractive features which give the house much character. The most surprising and unique feature is the truly vast open-plan living/dining, fully fitted luxury kitchen which perfectly reflects today's desire for informal family living. In addition patio doors open out on to a private, sheltered decked patio, ideal for entertaining and relaxing.

Another of the property's attractive features is the south-west facing balcony off bedroom three, accessed by glazed double doors, and overlooking the garden and beyond to the park and surrounding countryside.

The extremely spacious bright accommodation comprises reception hall, sitting room, open plan living dining kitchen, utility room, master bedroom with en suite shower room, guest bedroom with en suite bathroom with separate shower, two further double bedrooms, study/bedroom five and cloakroom.



Situated between St Andrews and Cupar the popular village of Dairsie is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy and Glenrothes. Local facilities include a shop/post office, primary school, petrol station and village inn, which boasts the highly-praised Rumbledethumps restaurant. The railway stations at nearby Cupar and Leuchars are on the main Aberdeen to London line and provide a fast link to both Dundee and Edinburgh. Edinburgh Airport, with its shuttle service to London, is approximately 45 miles away and further airport facilities and London flights are available from Dundee. Dairsie is also well served by frequent buses to Dundee, Cupar, Edinburgh, Glasgow and Stirling, as well as to St.Andrews with ongoing bus links to the picturesque villages of the East Neuk.

The property is approximately 6 miles from St Andrews which is renowned world wide as the home of golf and the Royal and Ancient Golf Club. There are now seven links golf courses at St Andrews including the famous Old Course. There are many other golf courses in the area including Drumoig, St Michaels, The Dukes, and the Fairmont St Andrews complex. The 2015 Open Golf Championship will, of course, be played over the Old Course. As well as golf St Andrews is also famous for its top-rated University, the oldest in Scotland and third oldest in Britain. It also boasts a remarkably wide range of specialist shops and restaurants for a town of its size.

St. Andrews provides good state schooling at Madras College and private co-educational schooling at St. Leonards (for girls and boys up to the age of 18). There are other public schools near Perth (Glenalmond, Kilgraston and Strathallan) and Dundee High School is also within easy reach. Cupar, 3 miles to the west, is an active market town which enjoys a wide range of amenities including good local shops, excellent sports facilities and secondary education being provided by the well known Bell Baxter High School.

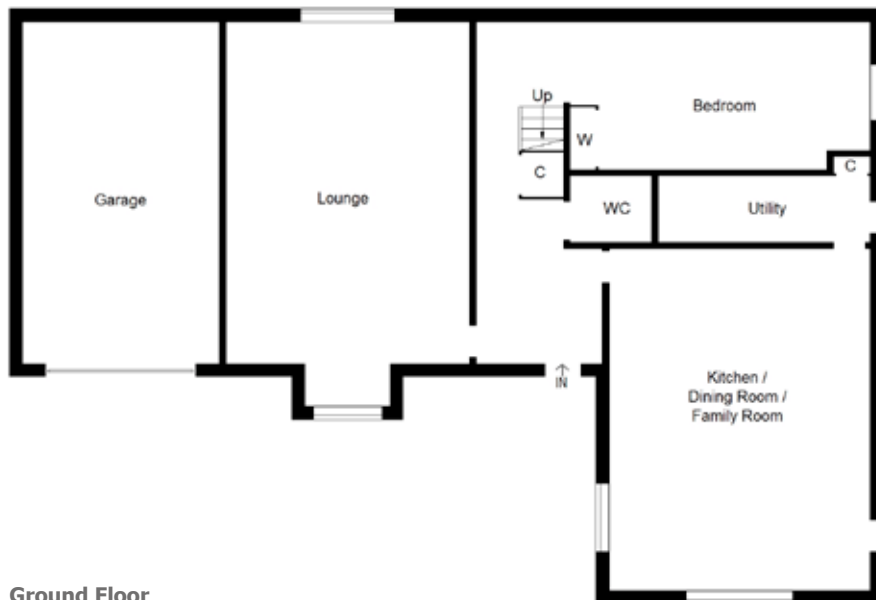




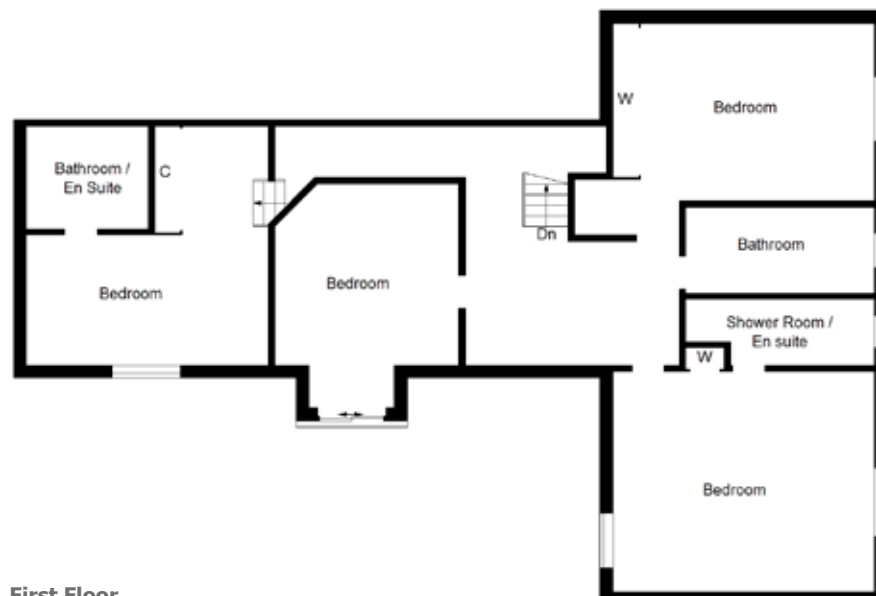
Hamewith, 2A Station Road, Dairsie, KY15 4SP

Room Dimensions

Reception Hall		
Sitting Room	26'6" x 18'11"	8.08m x 5.77m
Living/Dining/Kitchen	25'11" x 22'3"	7.90m x 6.79m
Utility Room	15'11" x 7'1"	4.85m x 2.17m
Master Bedroom	22'3" x 18'10"	6.78m x 5.74m
En Suite Shower Room	11'10" excluding shower cubicle x 5'2"	3.64m excluding shower cubicle x 1.59m
Guest Bedroom	19'4" at widest point x 18'5"	5.90m at widest point x 5.61m
En Suite Bathroom	9'4" x 6'4"	2.85m x 1.95m
Bedroom 3	19'1" at widest point x 17'11"	5.80m at widest point x 5.45m
Bedroom 4	18'8" x 11'6"	5.68m x 3.51m
Bedroom 5/Study	23'1" at widest point x 9'9"	7.05m at widest point x 2.98m
Family Bathroom	15'7" x 6'10"	4.76m x 2.08m
Cloakroom	7'1" x 6'6"	2.17m x 1.98m



Ground Floor



First Floor

Hamewith, 2A Station Road, Dairsie, KY15 4SP

In detail the accommodation comprises:

Reception Hall

Wooden entrance door with glazed panel. Built-in understairs storage cupboard. Cornice. Traditional style radiator. Two ceiling lights. Pendant light. Oak flooring. Decorative double glass doors to sitting room. Decorative glass door to living dining kitchen. Decorative glazed door to bedroom five/ study and door to cloakroom. Natural wood staircase to upper floor.

Sitting Room

Window to front and window to rear. Open fire set in newly installed feature stone surround with brick and tiled hearth. Cornice. Two newly installed radiators. Ceiling light.

Open Plan Living Dining Kitchen

Double patio doors to side. Window to front and window to side. Fitted wooden base units with large central island and wooden worktops. Large gas-fired 'Aga'. Recently installed integrated 'Lamona' gas hob, double oven and stainless steel filter hood. Feature tiling around worktops. Ceramic 'Belfast' sink. 'Hotpoint' fridge freezer. Laminate tile effect flooring in the kitchen area and wooden flooring in sitting/dining area. Traditional style radiator. Thirteen halogen downlighters. Pendant light. Opening to utility room.

Utility Room

Fitted base units with coordinating worktop. Feature tiling around worktop. Stainless steel sink and drainer. Built-in cupboard housing the 'Alpha' gas boiler. Pulley. Ceiling light. Laminate flooring. Traditional style radiator. Decorative half glazed 'stable' style door to garden.

Bedroom 5/Study

Window to side. Built-in linen cupboard with slatted shelves and housing the newly installed hot water tank. Built-in cupboards housing the electricity meter, gas meter and stop cock. Traditional style radiator. Seven halogen downlighters.

Cloakroom

White WC and wash hand basin with tiled splashback. Coat hooks. Traditional style radiator. Pendant light. Oak flooring.

Upper Floor Landing

'Velux' window to rear. Coombed ceiling. Two pendant lights. Four halogen downlighters. Doors to bedrooms and family bathroom.

Master Bedroom

Double glass doors with 'Juliette' balcony to side. Window to front overlooking garden and beyond to park and surrounding countryside. Window to side with extensive views to countryside and hills beyond. Two built-in double wardrobes. Coombed ceiling. Two traditional style radiators. Twelve halogen spotlights. Laminate flooring. Door to en suite shower room.

En Suite Shower Room

Window to side. White WC and wash hand basin. Recently-installed large built-in shower cubicle with mains shower and wet walls. Coombed ceiling. Radiator. Tiled flooring.

Guest Bedroom

Window to front with views over garden and beyond to park and surrounding countryside. Built-in double wardrobe. Coombed ceiling. Radiator. Pendant light. Laminate flooring. Door to en suite bathroom.

En Suite Bathroom

White WC, wash hand basin and roll top bath with shower attachment to bath tap. Built-in shower cubicle with mains shower and wet walls. Light/shaver point and tiled splashback behind wash hand basin. Hatch to attic. Coombed ceiling. Traditional style radiator. Ceiling light. Tiled flooring. All recently-installed.

Bedroom 3

Double glass doors to south west facing balcony, overlooking garden and beyond to park and surrounding countryside. Coombed ceiling. Traditional style radiator. Pendant light.

Bedroom 4

Window to side. Built-in double wardrobe. Coombed ceiling. Traditional style radiator. Pendant light.

Family Bathroom

Window to side. White WC with traditional style high level cistern, wash hand basin and roll top Victorian bath, with shower attachment to bath taps. Recently installed built-in corner shower cubicle with mains shower and wet walls. Hatch to attic. Coombed ceiling. Radiator. Five halogen downlighters.

Exterior

The property is set in approximately one acre of beautiful landscaped garden grounds.

The private front garden is mainly laid to lawn which is interspersed with feature trees and surrounded by beech hedging and has been rabbit proofed. There is a large mature flowerbed containing a great variety of herbaceous plants, shrubs and fruit trees. The garden continues around to the side of the property where there is a spacious decked area enclosed by high trellis fencing and feature climbers. There is a sizeable garden shed and exterior water tap.

To the rear of the property a large strip of ground, purchased in 2013, extending to approximately 400 sq metres, has been planted out as an orchard but could possibly be suitable as a small paddock. This area contains an original feature well.

Also to the front and side of the property is a large stone chipped area, suitable for ample off-street parking and leading to the integrated garage which is electrically-powered.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, blinds, AGA, white goods (excluding washing machine) and wall mounted televisions in the living dining kitchen, master bedroom and guest bedroom. Some items of furniture, including antiques, will be available by negotiation.

Other Information

Double glazing. Gas central heating. There are exterior downlights to the front of the property

Council Tax Band "G"

EPC Rating "C"

Directions

On entering Dairsie from the St Andrews direction take the first turning on your left into Station Road. Take the first on your right into the lane and the property is situated on your left hand side and is accessed through two stone pillars.



Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR
Tel 01334 474200 Fax 01334 476366
E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

thorntons-property.co.uk



1 Public



Integral Garage



5 Bed



EPC Rating



4 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.