



ROLLOS

BONFIELD FARM HOUSE, BONFIELD ROAD

STRATHKINNESS KY16 9RR

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OFFERS OVER £390,000

- Stunning Detached Stone Built Farm House
- Lovely Rural Location, Superb Country Views
- Sitting Room, Large Sun Lounge
- Spacious Farmhouse Kitchen with Gas Aga Cooker
- Master Bedroom, En-Suite Shower Room
- 3 Further Double Bedrooms,
- Garden, Garage for up to 4 Vehicles
- Large Detached Office/Store
- Porch, Utility Room, Full GCH & DG Throughout

This is a beautiful and spacious traditional detached farm house built around 150 years ago of mellow local stone in the traditional style. It enjoys a wonderful village location only 4 miles from St Andrews. The house is situated at the end of a quiet almost traffic free lane and stands looking south over its own garden across lovely rolling countryside beyond. The house retains many attractive period features including original cornice to some rooms and wooden staircase with turned spindle banister. The property benefits from gas-fired central heating backed up with sealed unit double-glazing throughout.

The large sitting room has an open working fire and original ceiling cornice. The spacious farmhouse style kitchen boasts a gas Aga, ample wall and floor storage units, gas hob and electric oven. The floor is tiled and there is room for a large dining table and chairs. A door gives access to the superb and substantially constructed sun lounge/conservatory which extends along the full width of the house. It has glazed walls and a solid roof with Velux windows making it exceptionally bright. Two sets of french doors open onto a paved terrace from where a few steps lead down to the lawn. The sun lounge is used by the current owners as a combined lounge and dining room and can be reached from the kitchen, hall and sitting room. Upstairs are four generous double bedrooms, one of which has an en-suite shower room. There is a fully equipped family bathroom downstairs.

The farm house stands in a good size area of garden. To the rear it is separated from the lane by stone walls with a large gate opening into the driveway which is laid out with paving slabs and gravel to provide parking for a number of vehicles. There are also established plantings of trees and shrubs. This area also provides access to the garage and the office/store. The house overlooks the rest of the garden which is fully enclosed by a tall hedge and enjoys a high degree of privacy and is laid out chiefly in lawn. There is a paved terrace along the front of the sun lounge with a few steps down to the rest of the garden. To the side of the house is a paved patio with a green house.

There is an exceptionally large timber garage which could accommodate up to four cars. It is fully lined and equipped with power and light. Nearby there is a further large timber outbuilding currently used as an office/store. The office area has telephone and broadband connections and the store, which measures over 6 metres in length, is equipped with extensive shelving and a vehicle sized roller door for goods access.

ROOM SIZES

Utility Room	
Hall	
Sitting Room	4.21M x 4.13M (13'10" x 13'7")
Sun Lounge/Conservatory	9.10M x 3.22M (29'10" x 10'7")
Kitchen	4.07M x 5.88M (13'4" x 19'3")
Bathroom	4.13M x 1.58M (13'7" x 5'2")
Master Bedroom	4.14M x 2.94M (13'7" x 9'8")
En-Suite	1.59M x 1.82M (5'3" x 6'0")
Bedroom 2	4.15M x 3.11M (13'7" x 10'2")
Bedroom 3	4.08M x 3.09M (13'5" x 10'2")
Bedroom 4	4.08M x 2.90M (13'5" x 9'6")
Garage	9.20M x 4.79M (30'2" x 15'9")
Office Area	4.10M x 2.82M (13'5" x 9'3")
Storage Area	4.00M x 6.38M (13'1" x 20'11")

INCLUDED

All Carpets and Floor Coverings

SERVICES

Gas
Water
Drainage to septic tank
Electricity
2 BT Telephone lines

VIEWING

By Appointment Through Our St Andrews Office
Telephone
01334 477700

COUNCIL TAX BAND G

EPC RATING E

FLOOR AREA 162sq m





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