

ELIE

11

ELIE HOUSE

KY9 1ER



**ELIE**

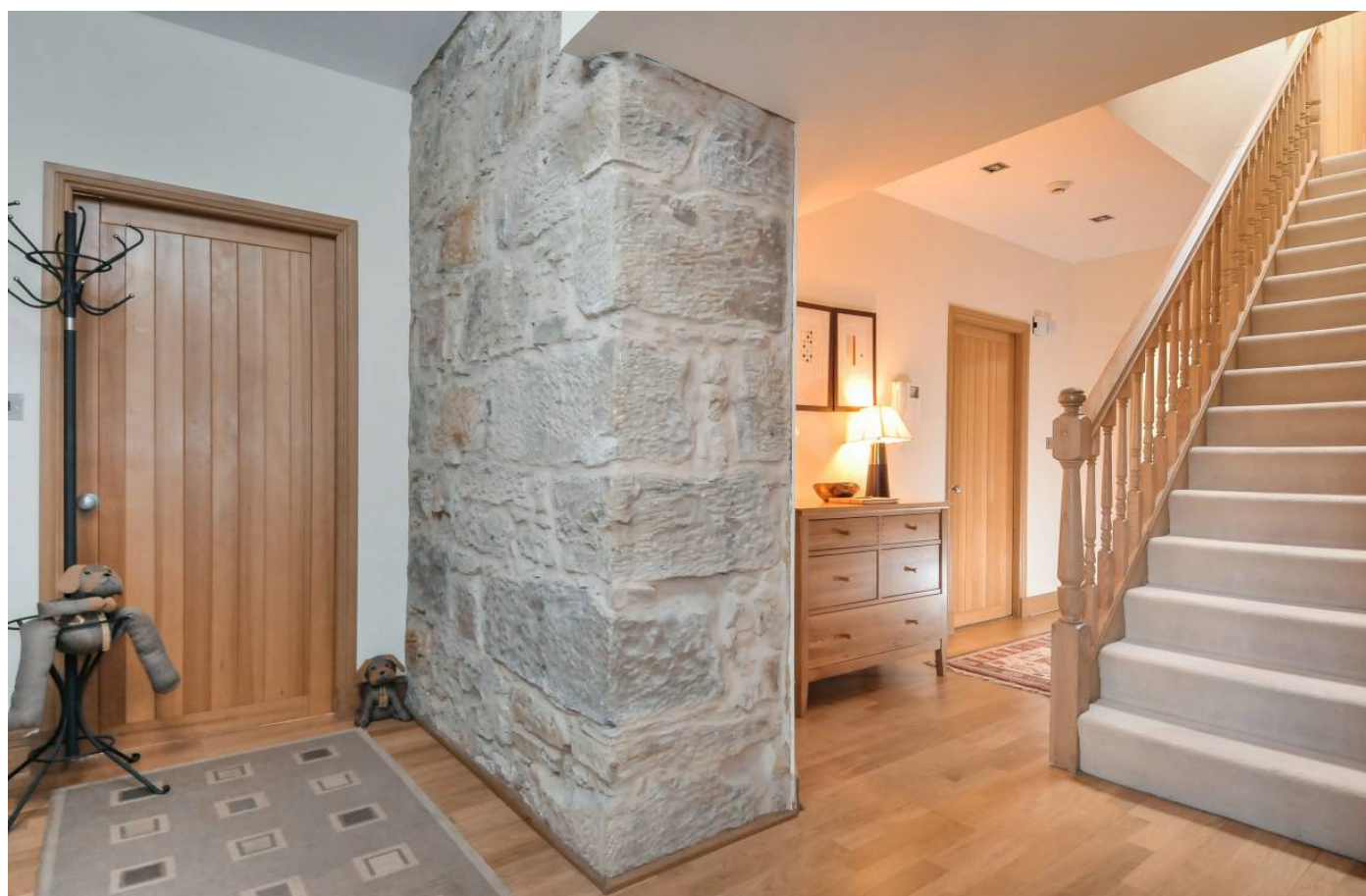
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**ELIE HOUSE**

**KY9 1ER**



We are delighted to offer to the market this exceptional duplex apartment forming part of historic Elie House. Set amidst 7 acres of beautiful garden grounds on the periphery of the popular East Neuk village within walled grounds adjacent to the local country estate. The property enjoys a semi-rural location adjacent to the grounds of Elie Estate. Elie and all of its amenities are approximately one mile away. Elie has arguably the finest beach within the East Neuk, watersports centre and golf course. There are excellent local amenities including an array of eating establishments, shops, public houses and a bank. The historic University town of St Andrews and home of golf is only twelve miles away. Edinburgh is only forty-four miles away.





The entrance is to the west side of the building with a secure entry phone system, there is both a lift and stairs to the property. The luxurious interior is finished to exacting standards and has many wonderful features including exposed stone walls, oak flooring, a double height vaulted ceiling within the master bedroom with exposed beams which are also in other bedrooms and the bathroom. The reception hall on the main floor leads to the bright spacious drawing room, with formal dining area. There is a feature fireplace with living gas flame fire. The bespoke Porcelanosa kitchen is well equipped with Neff appliances including electric hob, ovens, fridge freezer, dishwasher, washing machine and a waste disposal unit. The master bedroom is a superb room with double height vaulted ceiling with exposed beams, feature fireplace and Porcelanosa en suite bathroom. The fourth bedroom/study and a most useful under stair cupboard complete the accommodation on this floor. The uppermost floor has the second bedroom with en suite shower and the luxurious bathroom with a free standing bath and shower, also Porcelanosa. The third bedroom completes the upper accommodation.









This calibre of property is seldom seen on the market and viewing is highly recommended to fully appreciate all it has to offer.

The gardens extend to almost 7 acres and are mainly laid to grass, there are some beautifully kept flower beds all well maintained and worry free.







**Extras: Currently used as a successful holiday let and furnished with tastefully chosen furniture and décor, all of the furniture and contents are available for sale, indeed the owners would prefer to sell as a going concern.**

**EPC: C**

**Viewing: By appointment through Pagan Osborne on 01333 310703**

**Council tax band: G**

**Factoring charges: From the period 1st Feb 2014 to 31st Jan 2015 the factoring charges were £3,640.06 this included a levy of £700 to cover building and garden maintenance.**

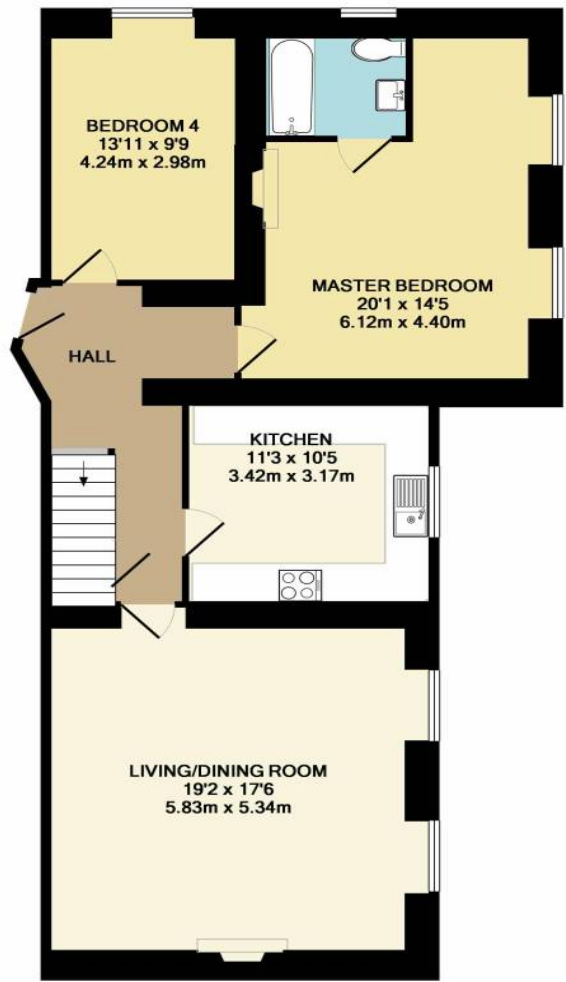




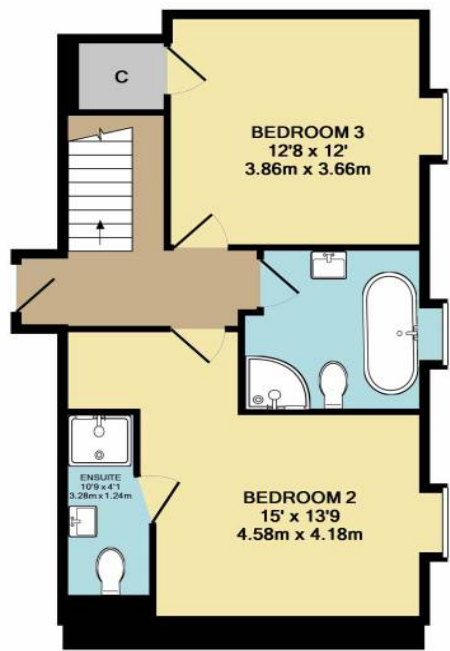
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**Travel Directions**

Approaching Elie from the Anstruther direction. On entering Elie take the first right into Elie Estate, Elie House is approximately half a mile up the drive on the left hand side. The entrance is to the west side of the building adjacent to the Orangery. A for sale board will be in evidence.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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