

NEW TO THE MARKET



ROLLOS

SMITHY COTTAGE, 6 ST ANDREWS ROAD

LARGOWARD KY9 1HZ

SMITHY COTTAGE, 6 ST ANDREWS ROAD, LARGOWARD, KY9 1HZ

OFFERS OVER £240,000

- Stunning detached cottage
- Immaculate decorative order
- Located in popular rural village
- Below home report value
- Impressive entrance hall
- Spacious dining kitchen
- Large lounge, Study/Family room
- 3 bedrooms, 2 of which en-suite
- Family bathroom, Workshop
- Oil fired central heating, Double glazing, Garage
- Parking for multiple vehicles
- Large and private south facing garden

This superb detached single storey cottage is situated within the popular rural village of Largoward, close to the primary school and other amenities. Largoward is an attractive village only 6 miles from St Andrews and within easy commuting distance of a number of major centres including Cupar, Glenrothes and Kirkcaldy. The picturesque coastal villages and beaches of the East Neuk are also within an easy drive.

Smithy Cottage is presented in absolutely immaculate decorative order and its spacious rooms are decorated and finished to a very high standard. It benefits from oil fired central heating backed up with sealed unit double glazing throughout.

The property's main entrance is found to the rear through a glazed door which leads into a very spacious hall. This can be used as a room in its own right and features a multi fuel stove providing a warm welcome. Solid oak flooring leads from here through to the corridor and into the office and lounge.

At one end of the property is found the spacious dining kitchen. It is a beautiful room floored with ceramic tiles and fitted with a Rangemaster cooker, integrated dishwasher and fridge/freezer. There is a built-in bench seat with storage below and more than enough space for a large dining suite.

The inner hall leads down through the house giving access to all accommodation. It opens into a study or family room which has a door leading to the lounge. This is a beautiful spacious room with solid oak floors and countryside views to the south. One door opens to the garden and another to the master bedroom. The master suite is an impressive room with a window facing south and an en-suite shower room. This is a particularly stylish room fitted with a 2 piece suite comprising sink and w.c, and a double shower cubicle featuring a waterfall shower plus a standard mixer head in addition. Bedroom 2 is to the rear of the property and so enjoys views to the south over the garden. It has a separate room with a w.c and sink.

The family bathroom is fitted with a 3 piece white suite comprising w.c, sink and bath with over bath electric shower and screen. It has a tiled floor and tiled walls to the bath and sink area, and benefits from a heated towel rail.

The property is well provided with storage having large cupboards in the hall and kitchen and a loft which spans the length of the property. The attic is reached by way of a Ramsay ladder and it is fitted with electricity and light.

The property stands in spacious garden grounds which are totally private. The large driveway is certainly big enough to fit five cars and leads to a generously proportioned single garage, fitted with power and light. The driveway is separated from the garden by a wall and access is through a gate to the raised pebbled area closest to the house. The garden extends to about a third of an acre and is entirely south facing with views over the countryside. Away from the house, the remainder of the garden is chiefly laid out in lawn, surrounded by flower beds. Attached to the house is the former smithy building that is currently used as a large store room but has lapsed planning permission for conversion to a self-contained granny annex.

The home report value is £250,000 and as the property is being marketed at offers over £240,000, it represents excellent value for money.



ROOM SIZES

Entrance Hall	3.36m x 5.13m (11'0" x 16'10")
Lounge	5.10m x 4.65m (16'9" x 15'3")
Kitchen	5.50m x 4.70m (18'1" x 15'5")
Bedroom 1	4.30m x 3.50m (14'1" x 11'6")
Bedroom 2	3.38m x 4.76m (11'1" x 15'7")
Bedroom 3	3.88m x 3.14m (12'9" x 10'4")
Office	2.70m x 4.72m (8'10" x 15'6")
Bathroom	1.72m x 2.58m (5'8" x 8'6")
En-Suite Shower Room	3.80m x 1.34m (12'6" x 4'5")
En-Suite W.C	1.03m x 1.22m (3'5" x 4'0")





INCLUDED

Rangemaster cooker, dishwasher, fridge/freezer
All carpets and floor coverings
Shed

SERVICES

Electricity
Drainage
Water
Oil from a tank

VIEWING

By Appointment Through Our St Andrews Office Telephone
01334 477700

COUNCIL TAX BAND E

EPC RATING E

FLOOR AREA 146sq m





Plan demonstrative only - not to scale



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