



This handsome traditional stone built detached property (circa 1885), with stunning views over the surrounding countryside, is situated on the edge of the charming village of Star.

The property offers a rare opportunity of acquiring an exceptional family home, with the opportunity to separate the accommodation to give a rear self contained one bedroom apartment. The upper rear section of the property was constructed in 1980.

The property retains a wealth of original features and the beautifully presented spacious accommodation currently comprises on the ground floor; reception hall, elegant sitting room, family room with its multi-fuel stove and door to garden, dining room with its open fire set in a feature Victorian oak surround, dining kitchen with its 'Rayburn Ranger' two oven cooker providing domestic hot water and central heating, utility room, cloakroom and rear hall, and on the upper floor, four double bedrooms, child's bedroom/study, shower room and bathroom.

It is rare that a property of the quality and potential of Viewforth House is offered to the market and as such should be viewed at the earliest opportunity to fully appreciate its great and diverse potential.





Star is a popular choice for purchasers seeking a home with a country

atmosphere, with views of the Lomond Hills to the west, whilst being only a few miles from Markinch and Glenrothes. Locally the village has an excellent primary school and a well used village hall and public house. Also within easy reach is the mainline railway station at Markinch only 5 minutes drive with fast connections to both Edinburgh and Dundee. It is also very close to the major trunk road A92 with Edinburgh only forty five minutes by car and St Andrews approximately thirty minutes.



Location





## Exterior

To the front of the property there is a driveway, suitable for off street parking, which leads to the garage. The front garden is laid to stone chips with feature flower borders containing a variety of spring bulbs, climbers and shrubs.

The garden extends around the side of the property and is laid to stone chips, shrubbery and mature trees with a south facing patio area. The private and enclosed rear garden has a feature decked area with a wooden arbour and is laid to lawn with mature shrubs and trees, including fruit trees. There is an enclosed hen run. To the north side of the property is an attached outbuilding.

## Garage

Brick and stone built garage with glazed timber doors to front. Two windows to side. Roof windows to south. Pedestrian door to side.



# ViewforthHouse,EastEnd,Star,KY76LQ

## Room Dimensions

Reception Hall		
Sitting Room	17'0" into window x 13'8"	5.17m into window x 4.14m
Family Room	15'8" x 11'6"	4.77m x 3.51m
Dining Room	17'0" into window x 13'8"	5.18m into window x 4.18m
Dining Kitchen	15'8" x 12'8" at widest point	4.77m x 3.87m at widest point
Utility Room	7'1" x 6'3"	2.16m x 1.90m
Bedroom 1	16'11" x 13'8"	5.17m x 4.18m
Bedroom 2	16'11" x 13'9" at widest point	5.17m x 4.20m at widest point
Bedroom 3	13'3" x 8'6"	4.04m x 2.59m
Bedroom 4	12'7" x 12'7"	3.84m x 3.84m
Child's Bedroom/Study	7'4" x 7'1" into window	2.25m x 2.18m into window
Bathroom	8'11" x 4'11"	2.73m x 1.52m
Shower Room	14'3" x 5'11"	4.30m x 1.81m
Cloakroom	4'5" x 3'11"	1.36m x 1.21m

Exterior



Ground Floor

First Floor

Illustrative only. Not to scale.



# Viewforth House, East End, Star, KY7 6LQ

In detail the accommodation comprises:

## Reception Hall

Wooden storm door with glazed panels and glazed panel over. Ornate cornice. Deep skirting. Stripped wood doors to sitting room and dining room. Wooden flooring. Staircase with feature wrought iron balustrade to upper floor.

## Sitting Room

Double sash window, with working shutters, to front. Sash window, with working shutters, to side. Feature slate surround and hearth. Built-in shelved press. Walk-in understairs storage cupboard. Ornate cornice. Deep skirting. Feature ceiling rose. Stripped wood flooring.

## Dining Room

Double sash window, with working shutters, to front. Sash window, with working shutters, to rear. Open fire set in feature Victorian oak surround with cast iron and tiled inset on tiled hearth. Built-in shelved press. Moulded cornice. Deep skirting. Stripped wood flooring. Stripped wood door to dining kitchen.

## Dining Kitchen

Two windows, with deep sill, to south and window, with deep sill, to north. Fitted base units with wooden worktops. 'Canon' cooker with four burner gas hob, electric top oven/grill and main oven. 'Rayburn Ranger' two oven cooker providing domestic hot water and central heating. Stainless steel sink and drainer. Open shelving. Oak flooring. Ample space for dining table and chairs. Door to utility room. Door to rear hallway.

## Utility Room

Window, with deep sill, to north. Ceramic sink with base unit below. Wooden worktop. 'Bosch' dishwasher. 'Bosch' washing machine. 'Liebherr' fridge. Open shelving. Pulley.



## Rear Hallway

Window to south. Wooden door to garden. Tongue and groove pine doors to family room and cloakroom. Second staircase to upper floor.

## Cloakroom

White WC and wash hand basin with tiled splashback.

## Family Room

Window, with deep sill, to north. Multi-fuel stove with timber mantle and tiled hearth. Large walk-in shelved storage cupboard with light. Stripped wood flooring. Glazed door to garden.

## Upper Floor Landing

Moulded cornice. Stripped wood flooring. Stripped doors to bedrooms one, two and child's bedroom/study. Arch to rear landing.

## Bedroom 1

Double sash window, with views over rooftops to surrounding countryside, to front. Sash window with deep sill and views over surround countryside, to north. Moulded cornice. Shelved press. Stripped wood flooring.

## Bedroom 2

Double sash window, with views over rooftops to surrounding countryside, to front. Sash window to south. Built-in shelved press. Ornate cornice. Stripped wood flooring.

## Child's Bedroom/Study

Sash window, with views over rooftops to surrounding countryside, to front. Moulded cornice. Hatch to attic. Stripped wood flooring.

## Rear Upper Floor Landing

Window to north. Built-in shelved linen cupboard. Two hatches to attic. Doors to bedrooms three, four, shower room and bathroom.

## Bedroom 3

Double window to south. Stripped wood flooring.

## Bedroom 4

Window to south. Built-in double wardrobe. Stripped wood flooring.

## Shower Room

Two windows to north. White WC and wash hand basin. Fully tiled large shower cubicle with mains shower.

## Bathroom

Window to north. White WC, wash hand basin and steel bath. Stripped wood flooring.

## Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and white goods, sold as seen with no guarantees given.

## Other Information

Single glazing. Mains gas central heating fired by 'Rayburn Ranger' cooker.

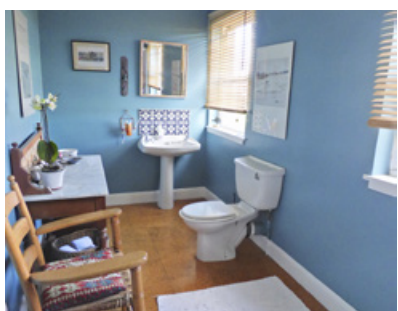
## Council Tax Band "E"

## Directions

Heading south on the A92 towards Glenrothes/Kirkcaldy take the turning for Star. Follow the road through the village and just before leaving the village towards Kennoway, the house is situated on your right hand side.









# Thorntons

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3 Public



Garage



4 Bed



EPC Rating



3 Bath



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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.