

We are delighted to offer to the market Blacklaws Farmhouse, a spacious, well maintained detached former Farmhouse which has been in the same family for generations. This fabulous property is situated in the sought after East Neuk of Fife with commanding views to the front over approximately 11 acres of land towards Anstruther and beyond to the Firth of Forth.

Spanning two floors, the accommodation comprises; main entrance vestibule to the rear leading to the kitchen, dining room, sitting room, main en-suite bedroom and sun lounge all of which are south facing providing lovely views over the walled gardens and extensive field. Upstairs there are two large double bedrooms, a single bedroom and family bathroom. The rooms are bright and airy offering excellent living space, whilst retaining a great deal of traditional character.

Blacklaws Farmhouse also has a substantial agricultural shed to the side along with a single and double garages with additional parking for several cars.



## Location

The property enjoys an excellent location overlooking the thriving seaside town of Anstruther in the renowned East Neuk of Fife. At the heart of the town is the picturesque harbour overlooked by a wide variety of shops and restaurants including the award winning Anstruther Fish Bar. The harbour has been the home of a lifeboat station for over 160 years and the connection with the sea is further enhanced by the Scottish Fisheries Museum.

There is a good range of local amenities in Anstruther including a supermarket, primary school and secondary education being provided by the well known Waid Academy, and both doctors' and dental surgeries. Dundee, Glenrothes and Kirkcaldy are all within commuting distance and Edinburgh International Airport is approximately a sixty minute drive away.

The East Neuk is well known for its coastal walks, beaches and golf courses. There are several golf courses within the East Neuk of Fife and St Andrews, "the home of golf", is only fifteen minutes away by car. There are excellent bus connections not only to local towns and villages but also to the cities of Edinburgh and Glasgow.





## Exterior

Approximately 11 acres of land in total including a field of grade 2 arable land, an enclosed garden with oil tank, vegetable patch and stone chipped pathway. Garden is bounded by stone wall and has an area of raised beds. On the West side of the house, lies a well-kept garden with mature shrubs, planted beds and two apple trees. Gate to rear giving access to the parking area in front of the single garage. Gate to large vegetable garden and field to front.

## Single Garage

Up and over door. Window to side. Workshop area to rear. Power and light fittings and water supply.

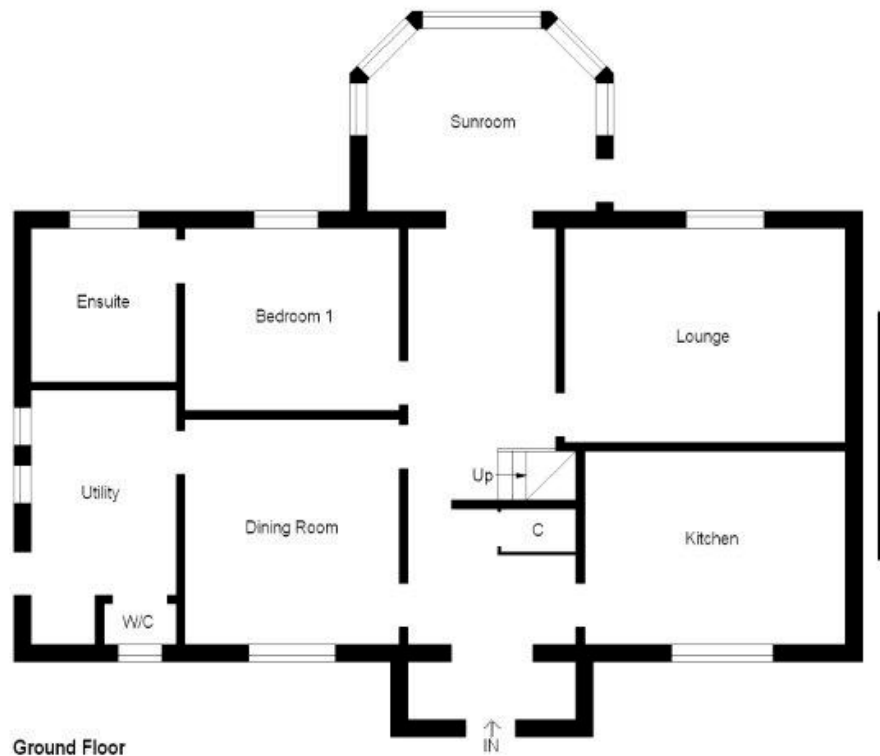
## Double Garage

To the east of the house, lies a double garage of brickwork construction and sliding doors. The garage has power and light fittings and a built in coal shed with fuel tanks as well as a garden tool storage shed integral to the structure.

Outside the double garage lies a concreted parking area suitable for three cars, with fresh water supply and drainage.

## Agricultural Shed

Large building with power, light and water supply. Large sliding doors at either end. Mainly concreted floor. Roof has solar panels for electricity generating system.



Illustrative only. Not to scale.



Blacklaws Farmhouse,  
By Anstruther, KY10 3JZ

Room Dimensions

Entrance Vestibule	9'3" x 5'1"	2.82m x 1.56
Entrance Hallway		
Sitting Room	14'11" x 12'10"	4.55m x 3.93m
Dining Room	13'10" x 13'2"	4.22m x 4.03m
Sun Lounge	13'3" x 13'1"	4.03m x 3.99m
Kitchen	13'5" x 11'6"	4.08m x 3.52m

Bedroom 1	15'8" x 10'7"	4.78m x 3.24m
En Suite Bathroom	9'3" x 8'3"	2.84m x 2.51m
Bedroom 2	16'11" x 12'5"	5.15m x 3.79m
Bedroom 3	16'11" x 14'11"	5.15m x 4.55m
Bedroom 4	9'8" x 6'6"	2.94m x 1.97m
Bathroom	9'5" x 6'10"	2.88m x 2.08m
Utility Room	13'6" x 8'3"	4.12m x 2.38m
Cloakroom	5'8" x 2'11"	1.72m x 0.90m
Agricultural Shed	59'8" x 27'	18.18m x 8.23m



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In detail the accommodation comprises:

Entry to the rear of the property via a UPVC door into the entrance vestibule.

## Entrance Vestibule

Two double glazed UPVC windows. Wood panelling. Hatch to roof space. Tiled floor . Panel glazed door to entrance hallway. Drawer and cupboard storage.

## Entrance Hallway

Coat hooks. Doors to dining room and kitchen. Door to main hallway. Downlighters. Carpeted floor. Central heating radiator, telephone point.

## Kitchen

Two large double glazed wood framed sash windows to rear. Fitted units at base level with co-ordinating work surfaces and splashback tiling. Two full height fitted cupboards. Sink unit. Free standing 'Indesit' electric oven, 'Indesit' Slimline dishwasher and 'Beko' fridge freezer are available by separate negotiation. Space for dining table. Central heating radiator.

## Main Hallway

Understairs storage cupboard. Doors to dining room, sitting room, sun lounge and bedroom one. Stairs to first floor. Central heating radiator and telephone point.

## Sitting Room

Two large double glazed wood framed sash windows to front with uninterrupted views over countryside. Shelved press. Carpeted floor, central heating radiator and TV aerial socket.

## Sun Lounge

Double glazed UPVC windows on all sides. Double glazed UPVC French doors

leading to the garden. Ceiling fan. Ceiling downlighters. Carpeted floor, central heating radiator, telephone point and TV aerial socket.

## Bedroom 1

Large double glazed wood framed sash window to front. Focal point fireplace with timber mantle, tiled surround. Door to en suite bathroom. Central Heating radiator.

## En Suite Bathroom

Opaque double glazed UPVC window to front. White WC and pedestal wash hand basin with tiled splashback and shaver light. White bath with tiled surround, shower tap attachment and glazed shower screen. Extractor fan, heated towel rails and carpeted floor .

## Dining Room

Double glazed wood framed sash window to rear. Focal point fireplace with tiled hearth, surround and free standing electric stove. Fitted cupboard with display shelving above. Shelved press. Panel glazed door to utility room.

## Utility Room

Large double glazed UPVC windows to side. Fitted units at base and wall level with co-ordinating work surfaces. Stainless steel sink unit. 'Hotpoint' washing machine (inclusion in sale by negotiation). Heated towel rail. Floor standing 'Worcester' boiler. Access hatch to roof space with "ramsey" style ladder. Vinyl floor covering . Door to cloakroom. UPVC door to side.

## Cloakroom

Opaque double glazed UPVC window to rear. White WC and corner pedestal wash hand basin with splashback tiling. Vinyl

floor covering.

Stairs from the main hallway to half landing and main bathroom. Three further stairs to first floor landing.

## Bathroom

Double glazed opaque UPVC window to rear. White WC and vanity wash hand basin with fitted cupboard below. White bath with wall mounted 'Mira Sport' electric shower. Tiled area around bath and wash hand basin. Eaves access point to water tank. Hatch to roof space. Electric 'Dimplex' fan heater and central heating radiator.

## First Floor Landing

Wood framed Velux roof light. Doors to three bedrooms.

## Bedroom 2

Large double bedroom with double glazed UPVC window to front with panoramic sea views over the Firth of Forth and beyond. Carpeted floor, central heating radiator.

## Bedroom 3

Large bedroom with double glazed UPVC windows to front, again with stunning views across the water to East Lothian. Carpeted floor cover, central heating radiator.

## Bedroom 4

Cosy single bedroom with wood framed Velux window. Stripped back antique style wood flooring.

## Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. Free standing 'Indesit' electric oven, 'Indesit' Slimline dishwasher, Hotpoint washing machine and 'Beko' fridge freezer are available by separate negotiation. The property is finished with original solid wood doors and surrounds.

## Other Information

Double glazing and oil central heating. Pre-emption conditions apply. For further details contact selling agents.

## Council Tax Band "E"

## Directions

From our Anstruther office, St Andrews Road, Anstruther head north on (B9193), at the Spalefield Cross Roads turn right onto (B9171) and turn first right onto Blacklaws Road. The access road to Blacklaws Farmhouse is the first road on the left. Travel down the access road and the Farmhouse is located straight ahead on your right hand side.







# Thorntons

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PSPC



TSPC



SPC SCOTLAND  
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3 Public



Double Garage and  
Single 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.