



**Brackland**, Bank Street, Cupar KY15 4JU  
Offers over £575,000





*Outstanding handsome Edwardian stone built villa offering many original features within extensive mature garden grounds located on the edge of this popular N-E Fife town which has a wide variety of Sport and Recreational facilities.*

Brackland is a superb Edwardian stone built villa in Cupar positioned within mature well-stocked garden grounds with fine views of the Lomond Hills and lands to the West.

Cupar is on the National Rail Line. It is close to airports in Dundee, Edinburgh and Glasgow and has easy and quick access to major motorways and is part of an excellent public transport system. In this area there are fine schools, colleges and universities and a wide variety of recreational and sports facilities to suit all tastes.

The outstanding property has been in the same family for four generations since it was built in 1904 and appears on the market for the first time. The unique feature of Brackland is the impressive original pitch pine panelling in the Lower Hall, the spacious Upper Hall and the handsome staircase. It offers other original features such as leaded stained glass windows within the entrance vestibule area, lower stair window as well as the upper hall. There are some fine examples of ornate cornicing.

The main entrance vestibule with ornate floor tiling has fine original stained glass windows and a small cloakroom with wash hand basin. Fine original wood panelling at dado height. A partially stained glass door leads into the Hall. Timber fireplace with Baxi fire – not tested. The study has a stone fireplace with gas fire, ample shelving and a Bay window with open views to the garden. The attractive dining room has a six paned window also facing on to the front garden. Exposed flooring. Decorative fire surround. The impressive sitting room has a Bay window overlooking the garden grounds with a glazed door leading to the side garden and summerhouse.. Exposed flooring. Picture rail. Ornate ceiling cornicing. Display area with storage below.

A door leads from the Hall to the rear hallway off which is a shelved walk-in boot cupboard with access to the under floor area, and the Snug which looks on to the drive. Deep walk in cupboard. The bright spacious kitchen is custom-fitted by Osprey Kitchens with quality Mahogany units with complementing work surfaces and coloured sink with drainer. Gas hob, gas Aga. Integrated refrigerator. Slot in dishwasher. Four and two paned windows to the side. Recess pantry area with window and further storage. The kitchen leads to the utility/wash room, which is fitted with base and wall units with stainless steel sink. Pulley. Gas boiler. Space for appliances. Windows to the rear and side. There is a coal cellar, and a W.C. A timber door leads out to the garden.

From the Upper Hall there is access to a large attic space, which is partially floored. The master bedroom, the original Drawing Room, with a Bay window and window to the side has superb original cornicing. Arched recess with quality Osprey wardrobe units. The second bedroom with a four paned window to the side garden has. built in wardrobes along one wall. Wash hand basin set within a vanity area. The third bedroom has a six paned window to the front offering open views. Shallow press. The attractive guest bedroom with a Bay window provides open views over the front garden. Shallow press. The shower room has a wash hand basin and w.c. and corner shower cubicle with electric shower. Ceramic wall tiling. The bathroom is fitted with a w.c., wash hand basin and bath with shower. Opaque/glazed windows. Storage cupboard.

There is gas fired central heating throughout the property.

The main access to Brackland is by double timber gates along an elegant sweeping gravel driveway, bordered by mature trees. This gravel drive extends along the front of the property beside the large lawn. The second access leads in past the stable block. There is a large selection of established trees and shrubs in the extensive garden grounds which surround the property

The stable block offers potential subject to appropriate consents. This building could be used for garaging. Substantial storage area in loft.

**ROOM SIZES**

|                      |             |
|----------------------|-------------|
| Entrance vestibule   | 3.39 x 2.37 |
| Hallway              | 8.51 x 3.03 |
| Study                | 3.66 x 5.79 |
| Dining Room          | 3.72 x 4.64 |
| Sitting Room         | 4.25 x 7.50 |
| Snug                 | 3.06 x 3.06 |
| Breakfasting kitchen | 4.50 x 5.63 |
| Utility              | 3.16 x 3.89 |
| W.C.                 | 1.00 x 2.37 |
| Master bedroom       | 7.73 x 4.24 |
| Bedroom              | 4.23 x 4.36 |
| Shower Room          | 2.95 x 2.59 |
| Bathroom             | 1.92 x 3.08 |
| Bedroom              | 4.71 x 3.73 |
| Guest bedroom        | 3.95 x 5.71 |

**HOME REPORT**

There is a home report available on request.

**INCLUDED**

All fitted carpets, fitted floor coverings, curtains, built in kitchen appliances, and Summerhouse will be included in the marketing price.

It should be noted that there are some garden ornaments, which will not be included in the marketing price, as will the light fitting in the study.

**SERVICES**

Electricity, gas, telephone and drainage are connected to the property.

**EPC RATING - E**

**COUNCIL TAX BAND - G**

**FLOOR AREA - 300 SQ M or there by.**









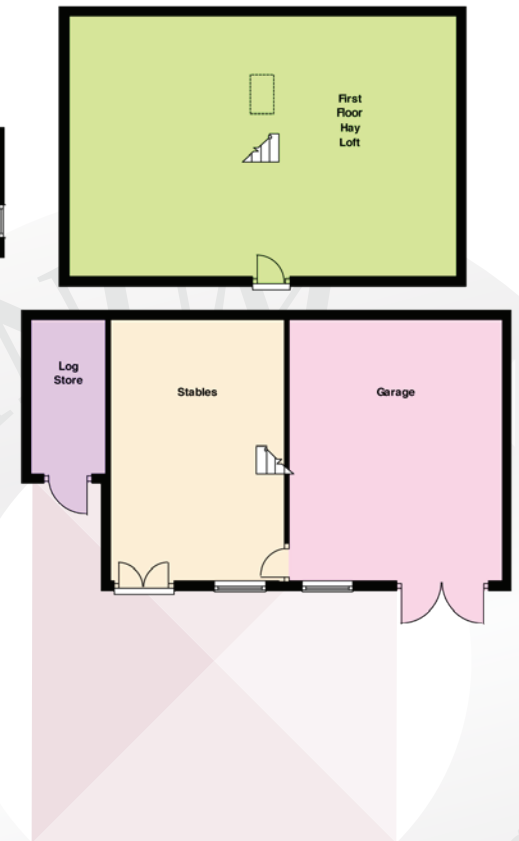
Ground Floor



First Floor



Stable Block





**ROLLOS**

♦ *solicitors & estate agents* ♦



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