



**ROLLOS**

**BRUNTON HOUSE, BRUNTON STREET**

**FALKLAND KY15 7BQ**

## BRUNTON HOUSE, BRUNTON STREET, FALKLAND, KY15 7BQ

OFFERS OVER £290,000

- Prestigious 18th Century A Listed Property
- Vestibule & Hallway with dining area
- Dining Kitchen
- Sitting room
- Three Double Bedrooms
- Spacious lounge & Study
- Family Bathroom & WC
- GFCH & Secondary Glazing
- Enclosed Garden & Garage

Brunton House is a handsome, individual, 18th Century, A listed property, which is positioned within a commanding position in the popular, historical village of Falkland.

The property was renovated in the late 1960s by the National Trust with further enhancements over recent years but still retaining many unique, original features throughout.

The accommodation comprises of an entrance vestibule, a hallway with dining area and a dining kitchen, which is fitted with wood base and wall units with co-ordinating work surfaces, gas hob and electric oven. A door leads into the pantry, which is shelved and houses the central heating boiler.

The sitting room offers windows to the front and rear.

On this level there is also a w.c / cloakroom.

Stairs lead to the middle floor where there are two double bedrooms both offering windows to the front and rear.

The family bathroom is fitted with a w.c., wash hand basin and bath with over bath shower.

A staircase leads to the top floor where there is a double bedroom with windows to the front and rear and offers storage facilities.

The large impressive lounge offers a high arched ceiling and timber mantle and has windows to the front and rear.

A narrow stone staircase leads to study, which was believed to be owned by the Royal Palace resident falconer.

The manicured garden to the rear of the property is enclosed. The area immediately outside is paved and stone steps lead up to the garden, which is laid to lawn and offers a selection of trees and wide borders. A path to the rear of the property offers pedestrian access to the garage.

There is a gas central heating system throughout the property. With the exception of the original falconers residents / Study window and one kitchen window all window are secondary glazed.



## ROOM SIZES

Dining Kitchen	4.09 x 2.29 (13'5" x 7'6")
Dining Area	2.74 x 3.52 (9'0" x 11'7")
Sitting Room	3.19 x 4.67 (10'6" x 15'4")
Bedroom	4.14 x 4.87 (13'7" x 16'0")
Family Bathroom	3.04 x 2.21 (10'0" x 7'3")
Bedroom	3.25 x 5.34 (10'8" x 17'6")
Bedroom	4.89 x 3.22 (16'1" x 10'7")
Lounge	4.88 x 6.31 (16'0" x 20'8")





## **INCLUDED**

All fitted carpets, fitted floor coverings, greenhouse and garden shed will be included in the marketing price.

## **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

## **VIEWING**

By Appointment Through Our Auchtermuchty Office  
Telephone 01337 828775

## **COUNCIL TAX BAND G**

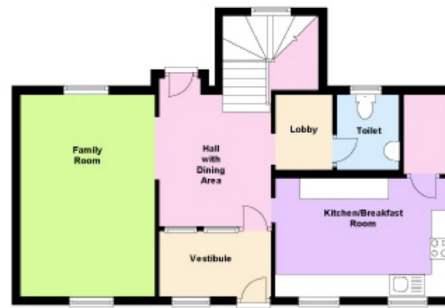
## **EPC RATING E**

## **FLOOR AREA 150sq m**





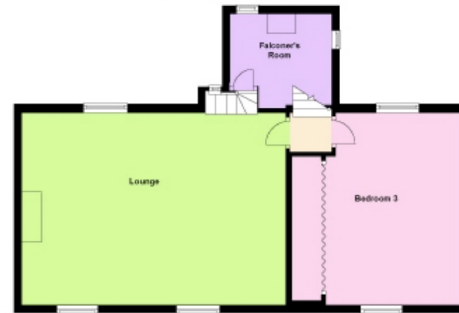
Ground Floor demonstrative only



First Floor demonstrative only



Second Floor demonstrative only



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*solicitors & estate agents*

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