

Thorntons



Hessle House, Bridgend, Ceres, Fife, KY15 5LS

This substantial traditional detached property, with views to the surrounding countryside, is enviably situated in the heart of the charming desirable village of Ceres.

The property although in need of some modernisation would make a superb family home. The adaptable accommodation presently comprises on the ground floor; entrance vestibule, entrance hall, sitting room with patio doors to large conservatory which gives access to the extensive rear garden, dining room, fitted kitchen, utility room, double bedroom with en suite shower room which can also be accessed from the rear hall, sauna and garden room/workshop and on the upper floor; three further double bedrooms and bathroom. The property benefits from double glazing and electric heating.

The property is set in delightful landscaped garden grounds which are surrounded by high beech hedging. There is an integral double garage with space in front for off street parking. The private enclosed rear garden is laid to contoured lawns with feature shrubberies, mature trees and evergreens. There is also a hidden drying green, summer house and greenhouse.

Location

Dating back as early as the 12th century and reputed to be the prettiest village in Scotland Ceres is built around an attractive village green and is host to the oldest annual games in Scotland, which celebrate the return of its menfolk from the Battle of Bannockburn in 1314. Ceres remains one of Fife's most popular conservation villages and is home to the Fife Folk Museum. Local amenities include primary school, newsagent, mini market, antique shops and local pubs.

The market town of Cupar lies approximately 3 miles north and offers excellent shopping facilities, Elmwood College, Bell Baxter High School, the Adamson Hospital and a mainline railway station connecting to Edinburgh and Aberdeen. The ancient burgh of St Andrews has its famous university and its legendary golf links and remains as popular as ever. The town is approximately 9 miles east of Ceres and offers an excellent mix of both private and state schooling together with a wide range of leisure activities and shopping facilities. Ceres is ideally situated for commuting to Dundee, Glenrothes, Kirkcaldy and Edinburgh.

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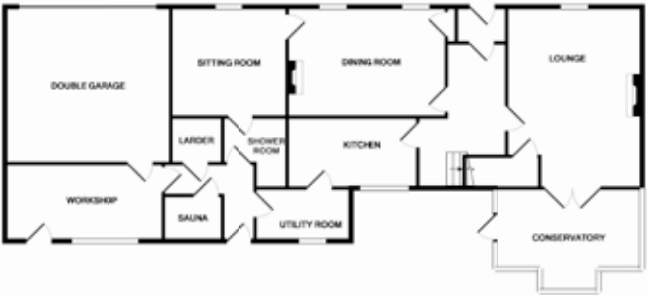
Room Dimensions

Entrance Vestibule	5'1 x 3'7	(1.55m x 1.09m)
Entrance Hall	11'3 x 6'1	(3.43m x 1.85m)
Sitting Room	17'11 x 13'4	(5.46m x 4.06m)
Conservatory	16'3 x 12'8	(4.95m x 3.86m)
Dining Room	15'11 x 10'11	(4.85m x 3.33m)
Bedroom 4/Study<	11'7 x 10'9	(3.53m x 3.28m)
En-suite Shower Room	6'6 x 6'2	(1.98m x 1.88m)
Kitchen	13'1 x 7'9	(3.99m x 2.36m)
Utility Room	7'6 x 5'3	(2.29m x 1.60m)
Sauna	5'1 x 3'6	(1.55m x 1.07m)
Workshop	15'6 x 8'1	(4.72m x 2.46m)
Bedroom 1	18'2 x 9'11	(5.54m x 3.02m)
Bedroom 2	14'5 x 11'7	(4.39m x 3.53m)
Bedroom 3	11'2 x 11'8	(3.40m x 3.56m)
Bathroom	9'4 x 6'4 (2.84m x 1.93m)	
Double Garage	16'7 x 18'5 (5.05m x 5.61m)	





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GROUND FLOOR



1ST FLOOR

TOTAL APPROX FLOOR AREA 1162 SQ M (256 SQ FT)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, weights and quantities herein are approximate and not necessarily to be used for any other purposes, or in any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not guaranteed and no guarantee as to their operation or efficiency can be given.
 Plans with dimensions (1/2000)

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3 Public



4 Bed



2 Bath



Double Garage



EPC Rating

Thorntons is a trading name of Thorntons Law LLP.

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.