



# The Byre, Bowling Green Place

| Crail | KY10 3TG

**Thorntons**   
*Let's get a move on!*







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## Description

Charming former Barn tucked away at the end of a quiet lane within the conservation area, close to the excellent local amenities. Thoughtfully converted circa 2007 keeping the attractive stone work, this beautiful home has the original character whilst benefitting from modern build standards when converted. The tastefully presented accommodation benefits from solid oak flooring throughout and new decor. The property also benefits from having a new boiler installed in April 2019.







## Description

The entrance hall has a large under stair cupboard used as a boot room, the lounge has double doors to the courtyard garden which is decked with raised flower beds and is in addition to the main garden. The traditional wall bounding the courtyard has a feature 'bole' which can be a display area. The formal dining room is a light room, double doors lead out to the south facing garden which is laid to grass with attractive curved flower beds. The well equipped kitchen features integral dishwasher, gas hob, electric oven, fridge freezer and washing machine. The family bathroom with attractive slate floor tiles and bath with shower over completes the ground floor. The first floor has a lovely reading area with natural light courtesy of the heritage roof lights. The main bedroom has fitted wardrobes with both hanging space and bespoke shelving, and there is ample room for the dressing table. The second bedroom is also a good sized room with built in open shelving. This room has attractive views over the neighbouring gardens and a glimpse of the sea beyond. The third bedroom is currently used predominantly as a study, and there is ample additional storage courtesy of the eaves storage in the bedrooms. The shower room complete with wash hand basin and WC completes the first floor.

The south facing garden grounds have been recently refreshed with new planting in the main garden and the courtyard garden has some new timber boards.

The property owns the lane down to the house with a right of access, turning and some additional parking. The Byre has two private parking spaces. EPC C.

The historic fishing village of Crail, with its picturesque harbour and local museum, has many attractions right on its doorstep. With beautiful beaches and an array of fine dining, shopping and historic attractions plus 7 championship golf courses within a ten mile radius. The historic University town of St Andrews with it's excellent local amenities including the world famous Old Course golf course is 10 miles away.







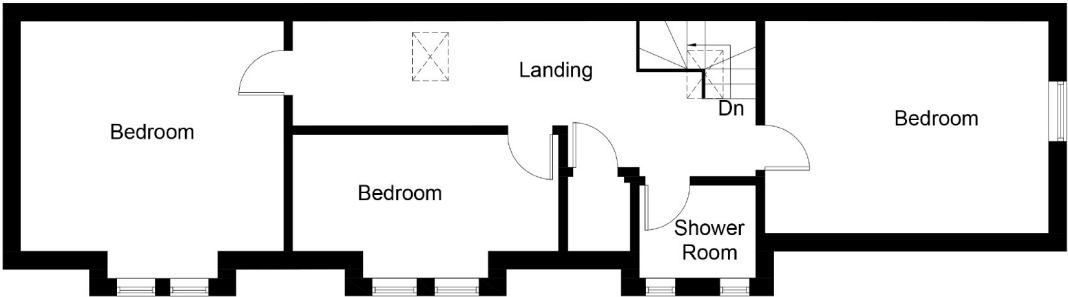




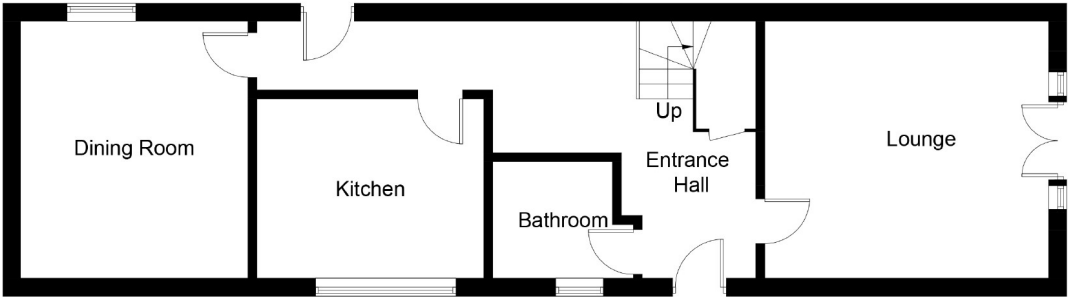




Lounge	14'2 x 13'3	4.32m x 4.04m
Dining Room	13'5 x 11'4	4.09m x 3.45m
Kitchen	10'5 x 9'6	3.18m x 2.90m
Bath Room	6'8 x 6'3	2.03m x 1.91m
Bedroom 1	13'9 x 11'2	4.19m x 3.40m
Bedroom 2	13'7 x 10'6	4.14m x 3.20m
Bedroom 3 / Study	12'5 x 7'5	3.78m x 2.26m
Shower Room	5'6 x 4'6	1.68m x 1.37m



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID535328)

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