



Craighead Cottage,
| Crail, | KY10 3XN





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Description

Handsome traditional stone cottage offering around 185 sq m of superb accommodation. Idyllic location overlooking Crail golf course toward the Sea. Planning permission has been granted (REF 18/00291/ FULL) for the demolition of the garage and the erection of a new build house as well as full permission for the conversion of the current house into two separate dwellings. The garage site may be either sold separately or as part of the whole plot.





Description

Set within a generous plot, Craighead Cottage can be enjoyed as an impressive detached home with stunning sea views over the popular Balcomie Links and Craighead golf courses. Potential buyers may wish to take advantage of the existing planning permission to remove the double garage and build a new three bedroom home angled to enjoy the sea views without overlooking the existing house. Full plans are available and this site may be purchased separately or with the whole property.

The main house could also be split into two separate dwellings. The current accommodation which is all on ground floor level has a welcoming Family dining reception room leading through to a mini kitchen, inner hall and shower room. Bedroom three benefits from fitted wardrobes and is connected to bedroom one which has an en suite shower room, Bedroom two benefits from fitted wardrobes and a further en suite shower room. Bedroom four has fitted wardrobes. The family bathroom has a large cloaks cupboard adjacent to it within an inner hall.

The impressive sitting/dining room features solid flooring and a inset wood burner stove, dual aspect taking full advantage of the sea views and is adjacent to the breakfasting kitchen. Both rooms have doors giving direct access to the lovely garden grounds. The solar panels are a further benefit to the property.



The garden grounds have gravelled seating areas, a rear paved area with a built in seating area , flower beds with a wide variety of plants providing year round interest bound by traditional stone walls in keeping with the property.

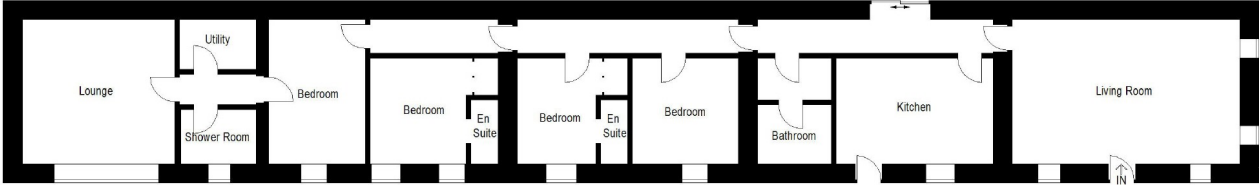
The historic fishing village of Crail, with its picturesque harbour and local museum, has many attractions right on its doorstep. With beautiful beaches and an array of fine dining, shopping and historic attractions plus 7 championship golf courses within a ten mile radius. The historic University town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







Lounge	24'2 x 15'4	7.37m x 4.67m
Dining Room	16'7 x 16'3	5.05m x 4.95m
Dining Kitchen	15'9 x 11'6	4.80m x 3.51m
Bedroom 1	15'1 x 10'6	4.60m x 3.20m
En Suite	8'6 x 2'8	2.59m x 0.81m
Bedroom 2	11'4 x 10'0	3.45m x 3.05m
En Suite 2	8'9 x 3'1	2.67m x 0.94m
Bedroom 3	15'3 x 9'9	4.65m x 2.97m
Shower Room	7'2 x 7'0	2.18m x 2.13m
Bedroom 4	11'4 x 10'1	3.45m x 3.07m
Utility	7'10 x 5'3	2.39m x 1.60m



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID554057 / Ref:70318)

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