

Thorntons 



Crowsteps, 4 The Gyles, Pittenweem, Fife, KY10 2NG

01333 310481 | WWW.THORNTONS-PROPERTY.CO.UK



FIFE

PITENWEEM

Nestled in the picturesque East Neuk of Fife, the charming fishing village of Pittenweem is steeped in local history and has a working harbour that dates back to 1600.

The village itself is home to everyday amenities including grocery shops, independent retailers, butchers, a bakery, post office, doctor's surgery, hairdressers, cafes, bistros, restaurants, pubs and a takeaway. Pittenweem is an extremely popular tourist destination, and it's easy to see why; the village's location, hugged by rugged coastline and open countryside, gives ready access to scenic walking (including the Fife Coastal Path), running and cycling routes.

In addition, the village hosts the Annual Pittenweem Arts Festival exhibiting the works of local and visiting artists, many of whom are inspired by Pittenweem's glorious coastal scenery and historic architecture including The Gyles itself, which is one of the most photographed and painted domestic buildings in Scotland.

The pretty, historic harbour villages of Crail and St Monans are nearby, whilst the beautiful Elie beach (with extensive watersport amenities), as well as Elie tennis and golf clubs, are just a short drive away. The nearby coastal town of Anstruther is home to a large Supermarket, an award-winning fish & chip shop, and a harbour which offers idyllic summer boat trips to the Isle of May. The popular University, golf and tourist town of St Andrews is just 20 minutes' drive from Pittenweem, and the award-winning Kingsbarns Golf Links is just seven miles away. Fast road links also make for an easy car journey, of just over an hour into Edinburgh.









CROWSTEPS, 4 THE GYLES

Forming part of the iconic Grade A listed harbour head house in Pittenweem, a frequent subject of photographs and paintings dating back to the 16th century, this double upper villa has been lovingly upgraded to an exceptionally high quality throughout by the current owners and is presented in true move-in condition.

The property enjoys large dining/kitchen, two flexible living rooms, three double bedrooms (master en-suite) and house bathroom with breathtaking harbour and sea views from most windows, plus access to ground floor secure utility space and private residents' parking. The Gyles has been one of the National Trust Little Houses Improvement Scheme's most commended projects and its stunning harbour head location give it a unique look and feel.

The building instantly endears with its crow-stepped gables and pantile roof, a style synonymous with 16th-century Scottish architecture. A shared entrance and stairwell lead to the front door on the second floor, where a private landing/cloakroom and inner hallway welcome you inside. Straight ahead, you step into the dining kitchen, exuding seaside charm with a bespoke fitted kitchen by John Lewis of Hungerford, tiled worktops and handsome hardwood floor. The kitchen incorporates an integrated fridge/freezer and dishwasher and the focal point of the space is a Rangemaster cooker with integrated extractor hood and hand-painted Anta tiles behind. Ample space is provided for a sociable dining area, whilst a recessed window with a charming window seat frames stunning elevated harbour and sea views. The living room is conveniently accessed from the kitchen and offers plenty of space for lounge furniture, all arranged around a homely Morsø stove flanked by recessed shelving.

Also located on this floor are two of the three double bedrooms and a bathroom. Both bedrooms are decorated in crisp-white, carpeted and enjoy stunning sea views. Bedroom three features a charming built-in cabin bed with incorporated

storage underneath. The bathroom, a bespoke design by Albion Bath Co., is presented with custom hand-painted Delft tiles and Amtico flooring and comprises an iso-enamel roll top bathtub with overhead and hand shower, a wall-mounted basin, toilet, and mirrored vanity cabinet.

From the hall, a staircase leads upstairs to the upper floor and into a large sitting room. This versatile space lends itself to a variety of uses, including TV room, additional bedroom space, children's play room and/or office, and affords access to the master bedroom. Boasting panoramic views and double aspect windows, the master bedroom provides flexibility for various furniture layouts and benefits from an en-suite shower room.

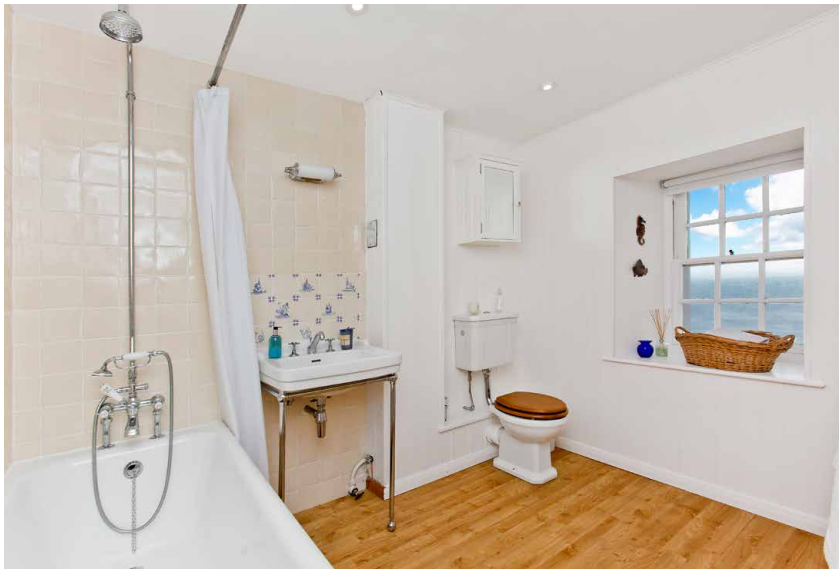
The home is heated by an efficient gas central heating system. Washing machine and dryer are situated in a ground floor utility room which doubles as useful storage for outdoor items. Private residents' parking is provided to the front of the property. The property also benefits from full fibre broadband with speeds upto 900 MSB.

EPC Rating - D.





"...The property has been beautifully appointed throughout with an emphasis on quality, charm, integrity and simplicity..."

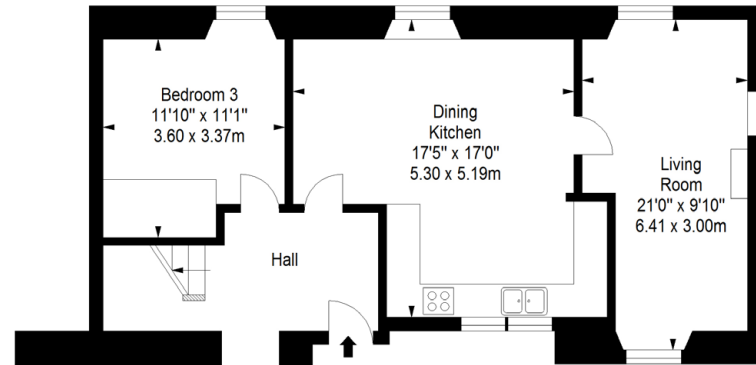


Extras: All fitted floor coverings, hand-made curtains (using wool fabrics from Abraham Moon and Isle Mill), and light fittings are included in the sale. Many items of the carefully-chosen furniture are available by separate negotiation.

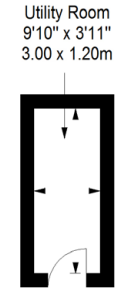




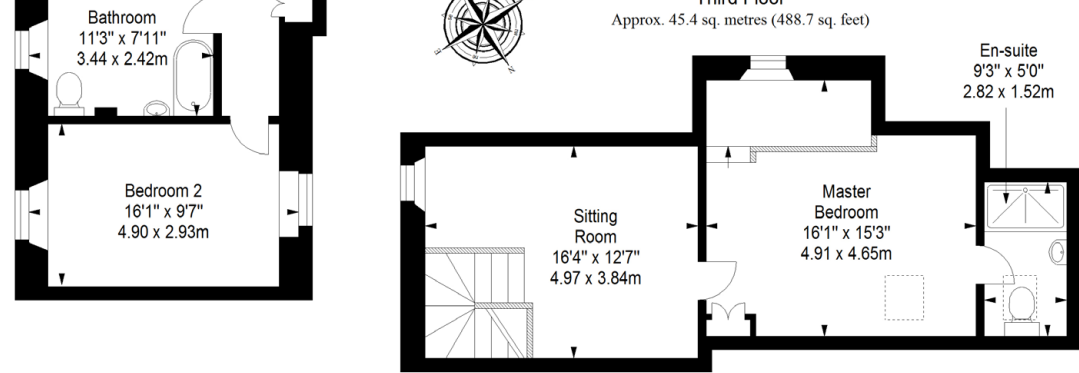
Second Floor
Approx. 90.2 sq. metres (970.9 sq. feet)



Ground Floor
Approx. 3.6 sq. metres (38.7 sq. feet)



Third Floor
Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 139.2 sq. metres (1498.3 sq. feet)

FEATURES

- Historic Grade A listed building
- Spacious double upper villa
- Beautifully restored and appointed
- Highest quality fixtures and fittings
- Light airy feel throughout
- Ideal holiday home (or rental)
- Delightful open plan dining kitchen
- Two flexible living rooms
- Master bedroom & ensuite shower room
- Two further double bedrooms
- Bespoke designed house bathroom
- Gas central heating & hot water
- Traditional sash windows
- Ground floor utility room and storage
- Private residents' parking
- Stunning harbour location and sea views

5A SHORE ST, ANSTRUTHER, KY10 3EA, UNITED KINGDOM | 01333 310481 | WWW.THORNTONS-PROPERTY.CO.UK | ANSTRUTHEREA@THORNTONS-LAW.CO.UK

Branches: Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

esp fife sp
All you need