



Exceptional country house near Cupar

Covering over 3,040 square feet and forming part of the exclusive Russell Mains Steading, The Barn is a stylish link-detached house that boasts substantial accommodation and beautiful interior design. The luxurious, four-bedroom, three-bathroom home is completed to exceptional standards and to a high specification, including a stunning German kitchen.

It benefits from generous private parking and a lovely landscaped garden. Furthermore, the family home boasts a highly sought-after rural setting, surrounded by picturesque open countryside close to Cupar.

Features

- Exceptional country house near Cupar
- Covering over 3,040 square feet
- Part of an exclusive development
- Scenic rural setting by open countryside
- High-quality standards & specification
- Beautiful interior design throughout
- Bright vestibule & hallway
- Vast, multi-aspect living room
- Ultra-modern dining kitchen by Leicht
- Well-appointed utility room, & a WC
- Naturally-lit landing with storage
- Three large king-size bedrooms
- One double bedroom/study
- Two high-spec en-suite shower rooms
- High-spec (4pc) family bathroom
- Beautiful landscaped garden
- Driveway & integral double garage
- Double glazing & air source heating
- EPC Rating – C





Ultra-modern dining kitchen by Leicht

Inside The Barn, a bright vestibule and hall provide a wonderful first impression. Openly accessed on the right, the living room is a sprawling, multi-aspect reception area that is attractively decorated and laid with an engineered oak floor.

It is perfect for relaxing, dining, and socialising, and features a cosy log-burning stove and patio doors to the garden. Across the hall, the dual-aspect dining kitchen (also with patio doors to outside) proves equally impressive in its dimensions. It has a statement design by Leicht, equipped with sleek mix-and-match cabinetry and luxurious white stone worktops. Along with a Quooker tap, it also includes integrated appliances by Siemens (induction hob, eye-level oven and steam oven, warming draw, dishwasher, and tall fridge). A well-appointed utility room supplements the kitchen. Meanwhile, a double bedroom on the ground floor (served by an adjacent WC) provides a flexible space for alternate use as a study.







Three large king-size bedrooms

Upstairs leads to a naturally-lit, galleried landing, housing two cupboards and a store. Three expansive king-size bedrooms extend from here, all finished to the same high standards found throughout. The principal bedroom, with two built-in wardrobes, and the second bedroom both feature high-specification en-suite shower rooms, whilst bedroom three benefits from two built-in wardrobes. An equally high-spec family bathroom with a four-piece suite completes the outstanding accommodation. Double-glazed windows and air source heating ensure optimal comfort, with underfloor heating throughout the ground floor and radiators on the first.

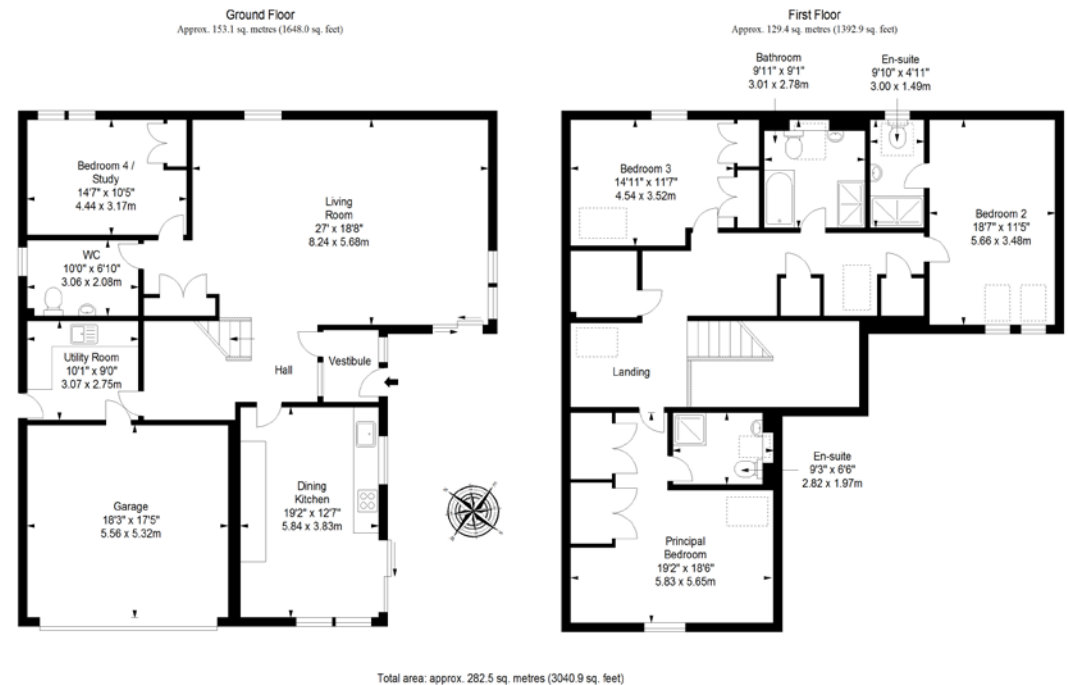
Externally, there is a large landscaped garden, offering a sweeping lawn and a raised timber-deck for relaxing and dining in the sun. Ample parking is also provided via a driveway and integral double garage, which offers convenient access to the utility room.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



Cupar, Fife

Set in the picturesque countryside of the north east of Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, as well as excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches, while the picturesque countryside surrounding the town provide the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play is perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark. The town also offers a primary and secondary education at Castle Hill Primary School and Bell Baxter High School respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.



49 BONNYGATE, CUPAR, KY15 4BY, UNITED KINGDOM | 01334 656564 | WWW.THORNTONS-PROPERTY.CO.UK | CUPAREA@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
All you need