



South Kinaldy House by St Andrews, Fife

South Kinaldy House

by St Andrews, Fife
KY16 8NA

Stunning country property,
full of character and charm,
close to St Andrews

Dundee 19.5 miles,
Perth 35 miles,
Edinburgh 50 miles

Ground floor:

Vestibule | Reception hall
Sitting room | Dining room | Kitchen/breakfast
room | Pantry | Bedroom with en suite
Utility | 2 WCs

First floor:

Master bedroom suite with bathroom
and study | 3 bedrooms all with en suite facilities

Large beautifully landscaped garden





The property

Thought to date back to 1802, South Kinaldy House was originally the stables and carriage house for Kinaldy Farm. The property is B-listed and was converted around 30 years ago, and then sympathetically, ecologically and imaginatively renovated by the present owner in 2009/10. The complete restoration/renovation includes period organic lime plaster works, bespoke limewash and beeswax wall finishes, natural sheepswool thermal/acoustic insulation and Fife burr elm throughout.

Double front doors open into an inviting vestibule and then onto a wonderful reception hallway, which is flooded with natural light from four arched windows which overlook the garden. The sizeable sitting room has a feature stone fire surround with timber mantle and two arched windows, one of which provides direct access into the garden. There is a generous dining room for formal occasions and space for informal dining can be found in the chef's semi-professional kitchen, where bespoke stainless steel units and tops merge with Shaker-style cabinets and spalted Fife elm to create an impressive yet ergonomic space, sure to be a hit with those who love to cook. The central island unit provides more storage and is fitted with a 5 burner gas hob. Further appliances include 4 sinks, 3 ovens, 3 dishwashers and commercial refrigeration. To one side of the kitchen is a large walk-in larder/pantry and to the other a utility/laundry room and WC. Also on the ground floor is a guest bedroom with accessible wet room en suite and a further hallway W/C.

A feature ancient yew and twisted Fife burr elm staircase leads to the first floor, where there are 3 large, light-filled bedrooms all of which have individually designed bath, shower or wet rooms. Also on this level is the master bedroom suite, which can be accessed either via bedroom three as a suite, or via a private second staircase located in the utility room. The master suite comprises a large bedroom, a generous light-filled wet room with multi-jetted rainshower, extra large Maax chromalite jetted tub, his and hers walk-in clothes closets and separate study or office.



South Kinaldy House is steeped in character throughout and seamlessly blends traditional with contemporary so is sure to appeal to those with either taste. There are many notable features but this is one property that really needs to be viewed to fully appreciate what is on offer.

Outside

The mature garden is real feature of South Kinaldy House. It has been lovingly created over the years to take advantage of its position and to provide a number of distinct areas each with its own character. To the rear is a large area of

lawn surrounded by raised borders planted with a large selection of shrubs and perennial flowers and bulbs designed to create a country cottage-style look. Many shrubs and trees have been planted to provide maximum privacy and shelter as well as creating a pretty backdrop. Accessed directly from the lounge is a sizeable patio, which effectively brings the garden into the house and provides an idyllic place to relax on sunny days, and several other patios are dotted around the garden. A network of paths meander through and around the formal garden, and through the large area of intentionally wild organic woodland

meadow and large pond. There are raised vegetable/herb beds, a storage shed, a chicken shed and large walk-in Omlet run inside the walled garden, and a further fenced and netted coup enclosure near the pond. There is a large, original whinstone wash bay area which provides parking for several vehicles and iron gates give access to a long driveway, further parking and private entrance into the laundry/utility/kitchen area at the back of the house and meadow area. Due to the size of the wooded meadow and pond area, there is, potentially, ample space for a small holding/productive vegetable garden.



Location

South Kinaldy House sits in an attractive, rural location surrounded by farm and woodland yet is only 3.5 miles from St Andrews.

St Andrews is Scotland's oldest university town and home to the Royal & Ancient golf club, and is known worldwide as the 'Home of Golf'. The town has a wide range of independent shops, restaurants and cafés, galleries, the Byre Theatre, an Aquarium, the East Sands leisure centre and two beaches, one being the magnificent West Sands. The Botanic Gardens with its many species on display, is a tranquil place in which to spend a couple of hours, at any time of year. The nearby, popular East Neuk of Fife has a number of picturesque fishing villages built around traditional harbours, which are well worth a visit. The Fife Coastal Path is a popular attraction for hiking and enjoying the seaside scenery and coastal villages.

In terms of education, there are 4 primary schools in St Andrews with secondary schooling at Madras College in the town or Waid Academy, Anstruther. St Leonards School in St Andrews is a renowned independent school. The area has good transportation links by road, rail and air. The A92, A91 and A915 trunk roads provide access north and south. The property lies equidistant to Leuchars and Cupar train stations (11 miles); both have regular links to Dundee, Aberdeen, Edinburgh and London. Dundee Airport has flights to London Stansted, while Edinburgh has a range of flights to UK, European and international destinations.

The area surrounding St Andrews is renowned for its spectacular coastline from rugged cliffs to sandy beaches. For the golf enthusiast, there are over 44 courses in the region. Tentsmuir National Nature Reserve with its long stretches of beach and forest trails are ideal for walking, cycling or horse riding. The area also has a great variety of water sports clubs for all levels of expertise including surfing, sailing, rowing and canoeing.





Directions
 From St Andrews, take the A915 south, signed Upper Largo. At Lathockar Sawmill turn left onto the minor road for Stravithie. Follow this road for about 1.5 miles and the road to Kinaldy is on the right hand side at the Acorn Nursery sign. Continue straight down the track (make no turns) and South Kinaldy House is on the left.

General

Local Authority: Fife Council. 03451 550 000.

Services: Mains electricity and water.

Drainage to septic tank. LPG heating.

Note: The services have not been checked by the selling agents.

Council Tax: Band G.

EPC: Band D.

Fixtures and fittings: Fitted carpets and fitted kitchen appliances are included in the subjects of sale.

Offers: Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

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55 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Gross internal area 4,266 sq ft (397 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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