



Kirkforthar House, Glenrothes

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Kirkforthar House

Markinch, Glenrothes, KY7 6LS

A considerable detached residence and cottage with extensive private grounds, pleasant views and within easy reach of Edinburgh, Perth, Dundee and St Andrews.

A92 0.6 miles, Glenrothes 4 miles, Edinburgh 35 miles, Perth 20 miles, Dundee 22 miles, St Andrews 19 miles, Markinch Station 3 miles (Edinburgh 44 mins)

Porch | Reception hall | Library | Drawing room
Sitting room | Cloak room | Kitchen/breakfast room | Utility | Store | Study | Office | Larder
Laundry | Pantry | Boiler room | Secondary kitchen | Principal bedroom with dressing rooms and en suite bathroom | 6 Additional bedrooms, 1 en suite | 3 Family bathrooms | Shower room
Garden | 4.9 acres | Quadruple garage with tool room | 3 Bedroom cottage | Indoor Swimming pool | Tennis court | Main House | EPC rating D
Cottage rating E

The property

Kirkforthar House offers a unique opportunity to purchase a substantial and versatile detached family home in a picturesque setting. The property would benefit from some updating. A further detached 3-bedroom cottage is located within the grounds which extends to over 1,000 sq. ft.

The expansive reception hall opens to a wealth of spacious and light-filled reception rooms, including a 27 ft. drawing room and adjacent library with built-in shelving, both with wide picture windows framing peaceful vistas as well as a dual-aspect sitting room. All three rooms open directly to the southerly facing expansive terrace. There is also a formal dining room with a serving hatch and door linking it to the large kitchen/breakfast room with a range of cabinetry and neighbouring utility room. Various

other rooms include the large cloakroom with WC and two cupboards, dual aspect tranquil study with adjacent office and walk-in safe, a laundry room, and one of seven bedrooms, well served by a family bathroom. The western end of the house flows into the 39 ft. vaulted indoor swimming pool with ample skylights, changing and shower rooms and southwestern scenic garden views.

On the first floor is a linen cupboard, two family bathrooms, a shower room and six additional bright bedrooms of excellent proportions, with various bespoke fitted wardrobes, sinks and elevated garden outlooks. One of the bedrooms benefits from an en-suite shower room, with the generous principal suite opening to a fitted dressing room and an en-suite bathroom.

The property benefits from a ground source heat pump to heat the house and solar panels to generate electricity.

Outside

The property sits within a considerable and private rural plot spanning 5.4 acres, approached via a sweeping tarmac and tree-lined driveway giving access to a large forecourt and the attached four-car garage with additional tool room. The home is nestled among mature grounds and surrounded by a variety of established trees and a pond. There is a tennis court which requires resurfacing, box hedging creating garden rooms and a range of expansive lawns bordered with shrubbery and colourful stocked herbaceous planting. The sizeable raised paved south-facing terrace is the ideal spot to admire the views.

The detached cottage comprises a 25 ft. dual-aspect living room and adjacent dining room (or bedroom 3), a well-appointed kitchen and two bedrooms served by a family bathroom.





Floorplans

Main House internal area 6,628 sq ft (616 sq m)
 Garage internal area 840 sq ft (78 sq m)
 Boiler Room internal area 160 sq ft (15 sq m)
 Cottage internal area 1,028 sq ft (95 sq m)
 Swimming Pool internal area 1,171 sq ft (109 sq m)
 Total internal area 9,827 sq ft (913 sq m)
 For identification purposes only.



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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8573866/MSM

Outside

The property is situated in secluded countryside, with Markinch being the nearest settlement, with its primary school and railway station with links to the thriving city of Edinburgh and its airport. It is well located for access to Dundee, Perth and St Andrews with many amenities and schools such as Dundee High School, Strathallan and St Leonards all within reach. Edinburgh also has many fee-paying school options and Dollar Academy is approximately 45 minutes away. There are various leisure opportunities nearby with golf courses at Ladybank and Balbirnie within 5 miles and many others slightly further afield including Elie, St Andrews and Kingsbarns. The Lomond Hills Regional Park, Cluny Clays and Falkland with its Palace are all within easy reach. The thriving New Town of Glenrothes offers useful shops and The A92 is easily accessible and allows for quick links to the central Scotland motorway network and central west Fife.

General

Local Authority: Fife

Services: Mains electricity and water; septic tank drainage; fibre broadband to the property.

Council Tax: Band H

Fixtures and Fittings: Curtains and kitchen white goods are not included. The sundial and plaque from the rose garden will be removed from the garden.

Tenure: Freehold

Offers Over: £925,000

Edinburgh

76 George Street, Edinburgh EH2 3BU

0131 226 2500

edinburgh@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2023. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited